

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**January 22, 2020**

**9:00 A.M.**

**SEE ADDENDUM**



**PLANNING COMMISSION**

C. W. Archer, C.P.C., Chairperson (Fairfield)  
William M. Mackey, Jr. Vice-Chairperson (Varina)  
Gregory R. Baka, (Tuckahoe)  
Melissa L. Thornton (Three Chopt)  
Robert H. Witte, Jr. (Brookland)  
Tyrone E. Nelson, Board of Supervisors Representative  
R. Joseph Emerson, Jr., AICP, Director of Planning,  
Secretary

**DEVELOPMENT REVIEW AND DESIGN  
DIVISION – DEPARTMENT OF PLANNING**

Jean M. Moore, Assistant Director of Planning  
Leslie A. News, PLA, Senior Principal Planner  
Michael F. Kennedy, County Planner  
Anthony R. Greulich, C.P.C., County Planner  
Christina Goggin, AICP, County Planner  
Aimee B. Crady, AICP, County Planner  
Kate B. McMillion, County Planner  
Salim Chishti, County Planner  
Spencer Norman, County Planner  
Cherie Wyatt, County Planner  
Phillip Bariteau, County Planner  
Edith Golden, GIS Specialist  
Melissa S. Ferrante, Office Assistant/Recording  
Secretary

**WELCOME: @ 9:00**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA: N/A**

**ROLL CALL: All Present.**

**REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News**

**EXPEDITED AGENDA: Leslie News**

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion**

**EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>SUB2016-00199 Glens at Scott Place, The (January 2017 Plan)</b>	<b>115</b>	<b>72</b>	<b>2</b>	<b>Fairfield</b>	<b>May 15, 2024</b>

**TRANSFER OF APPROVAL**

POD-35-83  
POD2018-00341  
The Park (Formerly TDFB Building) – 4201 Park Place Court

**APPROVED/EXPEDITED**

**John M. Street, Jr. for 4201 Park Place Court, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from the Innsbrook Corporation to 4201 Park Place Court, LLC. The 2-acre site is located on the northeastern corner at the intersection of Innslake Drive and Park Place Court, on parcel 749-762-5210. The zoning is O-3C, Office District (Conditional) and IO, Innsbrook Overlay District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of original approval. The applicant has corrected all deficiencies identified in staff's inspection report dated August 13, 2018, which included pavement maintenance and markings, and the installation of landscaping.

The staff recommends approval of this transfer request.

**(Staff Report by Aimee Crady)**  
**(Applicant's Representative: John M. Street, Jr.)**  
**(Applicable Rezoning Cases and PUPS: C-53C-79)**

## TRANSFER OF APPROVAL

POD-26-89  
POD2019-00181  
Lexington Commons –  
10156 West Broad Street

**APPROVED/EXPEDITED**

**Thalheimer Commercial for PWRE2 Lexington, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from J.K. Timmons and Associates, PC and ELB Associates to PWRE2 Lexington, LLC. The 2.68-acre site is located at the northeastern corner of the intersection at West Broad Street (U.S. Route 250) and Lexington Farm Drive, on parcel 750-760-8220. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has addressed all deficiencies as identified in staff's inspection report dated May 3, 2019, which included replacing missing landscaping and refreshing the mulch as necessary.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)**

**(Applicant's Representative: Ian Rister)**

**(Applicable Rezoning Cases and PUPS: REZ2014-00013 and PUP2014-00011)**

## TRANSFER OF APPROVAL

POD-115-88 (pt), POD-75-95, and POD2013-00069  
POD2019-00252, POD2019-00253, POD2019-00254  
Deep Run III and Parking Deck (Formerly Circuit City Headquarters) – 9954  
Mayland Drive

**APPROVED/EXPEDITED**

**The RMR Group, LLC for RMR OPF Richmond LP:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from DR III LLC to RMR OPF Richmond LP. The 18.17-acre site is located at the southern terminus of Deep Rock Road and the western terminus of Mayland Drive, approximately 2,000 feet from the intersection of Mayland Drive and Gaskins Road, on parcel 749-758-7718. The zoning is M-1C, Light Industrial District (Conditional) and IO, Innsbrook Overlay District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has addressed all deficiencies as identified in staff's inspection report, which included replacing missing landscaping and resealing and restriping the parking lots.

The staff recommends approval of this transfer request.

**(Staff Report by Tony Greulich)**

**(Applicant's Representative: Amy Marsden)**

**(Applicable Rezoning Cases and PUPS: C-07C-81, C-38C-87, C-24C-88, and C-15C-97)**

## TRANSFER OF APPROVAL

POD-36-76  
POD2019-00096  
West End Heating & Air  
(Formerly Laurel Auto Parts)  
– 9512 Woodman Road

**APPROVED/EXPEDITED**

**Jason Bumgarner for JR Properties:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The Gregory P. Ferguson Revocable Trust to JR Properties. The 0.55-acre site is located on the western line of Woodman Road, approximately 50 feet north of its intersection with Hungary Road, on parcel 773-759-9815. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has addressed all deficiencies as identified in staff's inspection report dated March 20, 2019, which included the restriping and resurfacing of the parking lot, repainting stop bars, and cleaning up refuse and litter around the site.

The staff recommends approval of this transfer request.

**(Staff Report by Spencer Norman)**  
**(Applicant's Representative: Jason Bumgarner)**  
**(Applicable Rezoning Cases and PUPS: REZ2019-00015)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00538  
Ukrop's Homestyle Foods –  
7250 Patterson Avenue

**APPROVED**

**Koontz Bryant Johnson Williams for Muds Associates, LLP and Pivot Development:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an 11,071-square foot church building and to renovate and redevelop an existing 6,452-square foot sanctuary building, including an approximately 1,150-square foot mezzanine area, for retail and restaurant use. The 2.81-acre site is located on the northeastern corner at the intersection of Horsepen Road and Patterson Avenue (State Route 6), on parcel 762-740-9594. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant proposes the first phase of redevelopment of a vacant former church site, recently rezoned from O-1, Office District to B-2C, Business District (Conditional), as approved with proffered conditions of zoning case REZ2019-00026 by the Board of Supervisors on October 8, 2019. The Phase 1 redevelopment includes demolition of the administrative and school building north of the sanctuary, and the renovation of the sanctuary building for primarily restaurant and retail uses.

The proposed food hall will make use of the existing sanctuary space, to include a mezzanine area for meeting and seating areas. Various foods for dine-in or carryout will be made available, including baked goods, fried chicken, and pizza. Outdoor convenience seating will be available for customers on the patio, which is proposed along the northern side of the building.

**Continue**

## continued

In addition to building demolition on the north half of the parcel, site modifications with Phase 1 will include the reconfiguration of the Patterson Avenue entrance to restrict vehicles to “right-in/right-out” movements. This will alleviate conflict among customers exiting the site and vehicles utilizing the median break for Ridge Top Road opposite the site south of Patterson Avenue at this location. Along Horsepen Road, the plan provides for the installation of the pedestrian crosswalk that shall include the pole-mounted LED rectangular rapid flashing beacon system specified in the proffers of the 2019 rezoning. The crosswalk attaches to new sidewalk, which is to be constructed in the existing right of way at the southwest corner of Normandy Drive to the paved surface of that road, as shown on the plan, and sidewalk connects the crosswalk into the existing sidewalk on the subject site.

Site lighting is provided by new LED concealed source light fixtures. A combination of wallpacks installed at 12 feet above the finished first floor of the building, and pole mounted fixtures no greater than 25 feet above grade will be implemented to achieve recommended lighting levels. Proffers specify that parking lot lighting shall be reduced to no more than a security level following the close of business operations.

A conceptual landscape plan demonstrates compliance with the proffered 25-foot transitional buffer adjacent to the proposed food hall in this initial phase. The landscape plan is included for informational purposes and will return after construction plan approval for subsequent landscape plan review and approval by the Planning Commission.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The entrances and drainage facilities on Patterson Avenue (State Route 6) shall be approved by the Virginia Department of Transportation and the County.
30. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
31. Outside storage shall not be permitted.
32. The proffers approved as a part of zoning case REZ2019-00026 shall be incorporated in this approval.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

## Continue

**continued**

34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Aimee Crady)**

**(Applicant's Representative: Simon Mueller)**

**(Applicable Rezoning Cases and PUPS: REZ2019-00026)**

## **PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2019-00394

Sheetz at 550 South Airport Drive

**APPROVED/EXPEDITED**

**Pabst Design Group, PA for Capital Regional Airport Commission and Sheetz, Inc.:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 6,077-square foot convenience store with drive-through facilities and two fuel pump canopies. The 9.38-acre site is located on the southwestern corner of the intersection of South Airport Drive (State Route 156) and Audubon Drive, on part of parcel 822-716-2325. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This plan of development is for the construction of a one-story, 6,077-square foot convenience store with drive-through facilities and two fuel pump canopies. One of the fuel canopies is designed to accommodate trucks.

The convenience store is predominately a dark red colored brick building with a sandstone colored cast stone masonry knee wall. Architectural features include a cardinal red standing seam metal roof over the main entrance and matching bronze colored awnings, a metal roof top screen, and an aluminum store front system.

The building is approximately 18 feet in height, with an approximately 25-foot high cupola over the main entrance. The gas canopies are approximately 20 feet in height with columns that have a brick base to match the building.

The site lighting plan proposes several types of full cut off lighting, including pole lighting with a fixture mounting height of 23 feet, building mounted lights approximately 12 feet in height, and lighting underneath the canopies.

There will be two entrances onto the site from Audubon Drive, an entrance off South Airport Drive, and an internal emergency access only connection to the mini-warehouse facility to the South.

**Continue**

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The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The entrances and drainage facilities on State Route 156 shall be approved by the Virginia Department of Transportation and the County.
30. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
31. A concrete sidewalk meeting County standards shall be provided along the southern side of Audubon Drive.
32. A concrete sidewalk meeting VDOT standards shall be provided along the western side of South Airport Drive (State Route 156).
33. Details for the gate and locking device at the emergency access road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal. The owner or owner's contractor shall contact the County Fire Marshal prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshal's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
34. There shall be no outdoor storage or outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
35. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
36. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
37. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
38. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Tony Greulich)**  
**(Applicant's Representative: P. Dan Pabst)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2019-00478  
7-Eleven at 1125 New  
Market Road

### **APPROVED/EXPEDITED**

**Blakeway Corporation for 7-Eleven Inc. and Presmont Construction Services LLC:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing commercial building and convenience store and construct a one-story, 3,030-square foot convenience store with fuel pumps. The 1.05-acre site is located on the western line of New Market Road (Route 5), at its intersection with Osborne Turnpike, on parcels 801-703-1153 and 801-703-0569. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Varina)**

This proposal is for the construction of a one-story, 3,030-square foot convenience store with fuel pumps. Sixteen parking spaces will be provided. An on-site bicyclist rest area is proposed to serve the Virginia Capital Trail, which runs adjacent to New Market Road (Route 5). The site plan is in substantial conformance with the proffered concept plan approved with REZ2019-00023.

The proposed convenience store will primarily consist of reddish-brown brick with a stone veneer base. The fuel pumps columns also consist of reddish-brown brick with a base of stone veneer. The height of the convenience store is approximately 34 feet while the gas canopy is 17.5 feet in height. The bicycle rest area includes a masonry seat wall, five bicycle racks, and additional landscaping.

The applicant has also included a lighting plan for review and approval. The plan proposes four freestanding LED lighting fixtures mounted at 15 feet in height in addition to mounted fixtures on the convenience store and gas canopy.

A 10-foot landscape buffer along the western side of the site adjacent to Osborne Turnpike was approved with the proffered plan. A conceptual landscape plan is included, which depicts the 10-foot buffer as well as landscaping that meets the planting requirements of a transitional buffer 25.

Staff recommends approval subject to the annotations on the plan, the standard conditions for development of this type, and the following additional conditions:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The right-of-way for widening of Osborne Turnpike as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on Route 5 shall be approved by the Virginia Department of Transportation and the County.
31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.

**Continue**

**continued**

32. A concrete sidewalk meeting County standards shall be provided along the eastern side of Osborne Turnpike.
33. There shall be no outdoor storage or outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
34. The proffers approved as a part of zoning case REZ2019-00023 shall be incorporated in this approval.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
38. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
39. A multi-use path meeting VDOT requirements and specifications of the Capital Bike Trail shall be maintained along the north side of New Market Road (State Route 5).

**(Staff Report by Spencer Norman)**

**(Applicant's Representative: Gary Franks)**

**(Applicable Rezoning Cases and PUPS: REZ2019-00023 and PUP2019-00010)**

## **PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2019-00537  
Chase Bank at 5205 West  
Broad Street

**APPROVED/EXPEDITED**

**Bohler Engineering VA, LLC for Eastern Shore Real Estate Company and OTJ Architecture, Inc.:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing restaurant building and construct a new one-story, 3,300-square foot bank building with a drive-through ATM. The 0.79-acre site is located on the southern line of West Broad Street (U.S. Route 250), approximately 350 feet west of Willow Lawn Drive, on parcel 773-738-2301. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

The applicant proposes to build a new Chase Bank branch on the site of the former Extra Billy's restaurant. The new bank branch will also include a standalone drive-through ATM near the back of the lot. This may be expanded to two drive-through ATMs in the future, depending on demand.

**Continue**

**continued**

The exterior of the building and the ATM enclosure will be a combination of fiber cement panel (FCP) in black, ash, and cream coloring, with windows, doors, and fixtures of a dark aluminum composite material. No color rendering was supplied.

A revised plan was requested to address provision of six-foot landscape strips at the eastern and western property lines to meet exterior parking lot landscaping requirements. A revised plan was received on the preparation date of the agenda and is under review. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, and annotations on the plans, the following additional conditions are recommended:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The right-of-way for widening of West Broad Street (U.S. Route 250) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. Outside storage shall not be permitted.
31. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up ATM facilities, the owner/occupant shall close the drive-up ATM facilities until a solution can be designed to prevent traffic backup.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
33. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
35. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

**(Staff Report by Salim Chishti)**  
**(Applicant's Representative: Ryan Yauger)**

## SUBDIVISION

SUB2019-00059  
ReTreat at One (January  
2020 Plan) – 8801 Telegraph  
Road

### **APPROVED**

**Bay Companies, Inc. for Stanley Martin Companies, LLC; Daniel Allen, Sr. and Michelle Lyn; Siek Homes, LLC; Brian W. Barnes; Ball/Rivers, LLC; WT and Betty R. Guthrow; Edwin E. and Rosemary S. Bohannon; RCAPF, Inc.; Neal A Gonyo; Goodman Family Properties, LLC; and Abernathy Construction Company:** The 67.056-acre site is proposed for a subdivision of 208 townhouses, reserved area for future development, and dedication of public right of way. The subject properties are located on the western line of Telegraph Road, approximately 150 feet south of Georgia Avenue and the eastern line of Telegraph Road at its intersection Georgia Avenue, on parcels 784-759-7593, 785-760-8637, 785-760-2751, 784-760-9470, 784-760-1564, 785-761-1615, 785-760-6689, 785-760-0184, 784-760-9147, 785-760-2106, 785-759-0085, and 785-759-8052 . The zoning is R-6C, General Residential District (Conditional) and B-3, Business District. County water and sewer. **(Fairfield) 208 Lots**

This conditional subdivision proposes the subdivision of 65.59 acres into 208 townhouse lots, four reserved parcels for future condominiums, the dedication of Magellan Parkway, and one reserved parcel for future commercial development with existing B-3 zoning on Brook Road (U.S. Route 1). The site was rezoned December 10, 2019 with REZ2019-00025, and the layout is consistent with the proffered concept plan. The dwellings will be provided access with the dedication and construction of Magellan Parkway (Concept Road 143). Dedication of Magellan Parkway from the eastern line of Brook Road (U.S. Route 1) to the western line of Telegraph Road will provide access to the B-3 lot and two of the reserved condominium parcels. Dedication of right-of-way for Magellan Parkway east of Telegraph Road to I-95 will provide access for the townhouse lots and two condominium parcels. The conditional subdivision plan also provides right-of-way dedication as required by the Public Works Traffic Division for widening along both sides of Telegraph Road.

The plan of development (POD) will return to the Planning Commission for review, which will contain additional details such as drainage plans, parking layouts and sidewalks, and architectural elevations. The proposed condominiums and B-3 parcel development will also return to the Planning Commission for POD review at a later date.

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhouses for sale, and the following additional conditions:

15. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
16. The proffers approved as part of zoning case REZ2019-00025 shall be incorporated in this approval.
17. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.

**Continue**

**continued**

18. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of the stub street.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Dan Caskie)**  
**(Applicable Rezoning Cases and PUPS: REZ2019-00025)**

## **LANDSCAPE PLAN**

POD2019-00530  
Smith Grove at Bacova  
Section 3 – Hepler Ridge  
Way

**APPROVED/EXPEDITED**

**Youngblood, Tyler, and Associates for Smith Grove, LLC:**  
Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 5.66-acre site is located at the southeastern corner of the intersection at Kain Road and North Gayton Road, on parcel 736-768-5963. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

The applicant is proposing landscaping at Section 3 of this subdivision, which was approved in May of 2019. The proposed landscaping includes proffered deciduous trees in the front of each lot and a 25-foot transitional buffer along North Gayton Road. That buffer also includes a 3.5-foot ornamental fence parallel to the rear property lines of the parcels. All proffers for zoning cases REZ2016-00033 and REZ2017-00022 have been met.

Staff recommends approval subject to the annotations on the plan and the standard conditions for landscape plans.

**(Staff Report by Salim Chishti)**  
**(Applicant's Representative: Anne Tignor)**  
**(Applicable Rezoning Cases and PUPS: REZ2016-00033 and REZ2017-00022)**

## LANDSCAPE AND LIGHTING PLAN

POD2019-00534 and  
POD2019-00535  
Hermitage at Cedarfield  
Expansion and Renovations –  
2300 Cedarfield Parkway

**APPROVED/EXPEDITED**

**SFCS for VA United Methodist Homes, Inc. dba Pinnacle Living:** Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 90.24-acre site is located on the southern line of Three Chopt Road, approximately 2,000 feet west of Gaskins Road, on parcel 747-754-9557. The zoning is R-6C, General Residential District (Conditional) and RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

The applicant is proposing new plantings and lighting around new buildings parking lots, and existing parking lots at this retirement community. The new plantings represent a wide variety of plant types, mixing deciduous and evergreen varieties, as well as tree and shrub forms.

The plan also includes a lighting plan and a new “wellness courtyard” that provides patios with seating, walkways, and a variety of plant types.

Supplemental plantings, not a part of this plan, in the existing 100-foot Blackwood Buffer have been installed prior to construction of the Cedarfield Expansion.

In response to staff review comments, the applicant has submitted a revised plan, which is included in the agenda. As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.

**(Staff Report by Salim Chishti)**  
**(Applicant’s Representative: Stephen Laughlin)**  
**(Applicable Rezoning Cases and PUPS: C-23C-92)**

**APPROVAL OF MINUTES: December 11, 2019 Minutes **APPROVED****

**ADJOURN @ 9:31**

**PLANNING COMMISSION  
AGENDA FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
January 22, 2020**

**ADDENDUM**

**PAGE 13 – REVISED REPORT AND REVISED RECOMMENDATION**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2019-00537  
Chase Bank at 5205 West  
Broad Street

**APPROVED/EXPEDITED**

**Bohler Engineering VA, LLC for Eastern Shore Real Estate Company and OTJ Architecture, Inc.:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing restaurant building and construct a new one-story, 3,300-square foot bank building with a drive-through ATM. The 0.79-acre site is located on the southern line of West Broad Street (U.S. Route 250), approximately 350 feet west of Willow Lawn Drive, on parcel 773-738-2301. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

Staff has completed its review of the revised plan which now provides six-foot landscape strips at the eastern and western property lines to meet exterior parking lot landscape requirements.

The architectural plans are in accordance with the color rendering included with the original agenda.

Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and additional conditions 11B and 29 through 35 in the agenda.

**PAGE 18 –REVISED PLAN AND REVISED RECOMMENDATION**

**LANDSCAPE AND LIGHTING PLAN**

POD2019-00534 and  
POD2019-00535  
Hermitage at Cedarfield  
Expansion and Renovations –  
2300 Cedarfield Parkway

**APPROVED/EXPEDITED**

**SFCS for VA United Methodist Homes, Inc. dba Pinnacle Living:** Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 90.24-acre site is located on the southern line of Three Chopt Road, approximately 2,000 feet west of Gaskins Road, on parcel 747-754-9557. The zoning is R-6C, General Residential District (Conditional) and RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

Staff has completed its review of the revised plan. Minor adjustments needed to coordinate trees and light poles with utilities have been annotated on the plan, and the applicant will address the revisions with the final plan for signature.

The staff recommends approval subject to the annotations on the plan and the standard conditions for landscape and lighting plans.