

**HENRICO COUNTY**  
**ADMINISTRATIVE AGENDA**  
**FOR**  
**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**February 2021**

**The Planning Director has acted on the cases on this agenda as noted within, as designated agent of the Board of Supervisors in accordance with Temporary Ordinance approved April 14, 2020 addressing approval of preliminary subdivision plats and plans of development during the COVID-19 Pandemic.**



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

R. Joseph Emerson, Jr., AICP, Director of Planning, Secretary  
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/Recording Secretary  
Salim Chishti, County Planner  
Spencer Norman, County Planner  
Cherie Wyatt, County Planner  
Phillip Bariteau, County Planner  
Edith Golden, GIS Specialist

## TRANSFER OF APPROVAL

POD-51-82  
POD2020-00051  
7-Eleven – 3600  
Mechanicsville Turnpike

**APPROVED BY  
DIRECTOR ON 2/24/2021**

**Suzanne Parker for QCSI Four LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Mr. and Mrs. Russell Thompson, Jr. and Southland Corporation to QCSIF Four LLC. The 0.5-acre site is located at the northwest corner of Mechanicsville Turnpike (US Route 360) and Byron Street, on parcel 802-734-2161. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has corrected the deficiencies identified in staff's inspection report dated February 12, 2020, which included replacing missing landscaping, restriping parking spaces, replacing stop bars and signs, and replacing a fence.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)  
(Applicant's Representative: Suzanne Parker)**

## TRANSFER OF APPROVAL

POD-55-72  
POD2020-00447  
The 409 Building (formerly  
City Wide Decorator's  
Building) - 409 E. Laburnum  
Avenue

**APPROVED BY  
DIRECTOR ON 2/24/2021**

**Mark Baker for Sofia, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Mr. W. A. Wingfield to Sofia, LLC. The 0.45-acre site is located on the south line of E. Laburnum Avenue, at the intersection with Pinalto Drive, on parcel 793-738-7136. The zoning is B-2, Business District. County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has corrected the deficiencies identified in staff's inspection report dated November 18, 2020, which included restriping parking spaces, and replacing stop bars and signs at the entrance onto Laburnum Avenue.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)  
(Applicant's Representative: Mark Baker)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2020-00524  
Libbie Mill Pad 8  
Apartments – Libbie Lake  
South Street

**APPROVED BY  
DIRECTOR ON 2/24/2021**

**E.D. Lewis & Associates for Midtown Land Partners, 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 construct a four-story, 34,672 square foot multi-family building with 14 units for lease. The 2.162-acre site is located on the south line of Libbie Lake South Street (private) at the southern terminus of Libbie Lake West Street (private), on parcel 773-739-3547. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Brookland)**

The applicant proposes a four-story residential condominium building with 14 units for lease. The 2.162-acre site is a portion of the overall 80-acre Libbie Mill Urban Mixed Use District, located along the southern boundary of the overall development.

The proposed building repeats the design of the previously approved and constructed condominium units fronting Libbie Lake West Street, including finished materials primarily of masonry with cementitious siding. Each unit includes a garage, plus 19 surface parking spaces located at the rear of the building are provided with the plan, in addition to parallel street parking in front of the units along Libbie Lake South Street.

A lighting plan is included and is a continuation of the decorative streetscape pole mounted and residential building mounted fixtures, and also includes minor adjustments to the location of bollard lights with realigned access to the existing adjacent pocket trail park. The plan demonstrates illumination levels in parking areas and throughout the site meet the UMU lighting standards. These fixtures are consistent throughout the overall development.

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. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning cases REZ2018-00044, PUP2018-00016, REZ2015-00018, and PUP2015-00006 shall be incorporated in this approval.
32. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
33. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its

compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.

34. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
35. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
36. 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: Monte Lewis)**

**(Applicable Rezoning Cases and PUPS: REZ2018-00044, PUP2018-00016, REZ2015-00018, and PUP2015-00006)**

## **SUBDIVISION**

SUB2020-00134  
River Mill (February 2021  
Plan) – Woodman Road

**APPROVED BY  
DIRECTOR ON 2/24/2021**

**Timmons Group for HHHunt River Mill, LLC, HHHunt Communities, Nathalie W. Schermerhorn, William C. Schermerhorn Estate, and County of Henrico:** The 61.34-acre site proposed for a subdivision of 124 single-family homes and 64 townhouses for sale is located approximately 500 feet north of Woodman Road at the western terminus of Porter Park Lane, and approximately 3,500 feet north of Old Greenwood Road at the northern terminus of Winfrey Road (public), and on the east and west line of Winfrey Road (private extension), on parcels 779-773-9041, 779-774-2612, and 780-772-3392 and parts of parcels 779-772-5161, 779-773-4325, 779-774-4438, 779-774-9533, 779-773-7428, and 780-773-5751. The zoning is R-5AC, General Residential District (Conditional) and RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield) 188 Lots**

This conditional subdivision request for the River Mill residential development includes lots to be located in areas previously granted conditional approval in 2017, as well as additional areas to the north and west, including portions of property owned by County of Henrico that will be exchanged with the developer. The Board of Supervisors granted R-5AC and RTHC zoning approval, and R-

5AC adjustable side yard setback approval on January 26, 2021 with zoning case REZ2020-00043 and provisional use permit PUP2020-00023. The applicant proposes a total of 188 lots with this conditional subdivision request. This includes 124 single family home lots and 64 townhome lots.

The townhouse and zero lot line portions of the development require subsequent approval of a Plan of Development. Additional plan details such as conceptual landscaping, sidewalk, amenities, and other site features will be provided with those plans.

Staff recommends conditional approval subject to the annotations on the plan, the standard conditions for subdivisions served by public utilities and residential townhomes for sale subdivisions, and the following additional conditions:

15. The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."
16. Prior to requesting construction plan approval the developer must furnish a letter from Dominion Virginia Power, stating that this proposed development does not conflict with its facilities.
17. The details for the proffered landscaping to be provided shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
18. The proffers approved as part of zoning case REZ2016-00002, REZ2016-00031, REZ2017-00017, REZ2020-00043, PUP2018-00019 and PUP2020-00023 shall be incorporated in this approval.
19. 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 Aimee Crady)**

**(Applicant's Representative: Jared Condon)**

**(Applicable Rezoning Cases and PUPS: REZ2016-00002, REZ2016-00031, REZ2017-00017, REZ2020-00043, PUP2018-00019 and PUP2020-00023)**