

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

**July 28, 2021**

**9:00 A.M.**

**SEE ADDENDUM**



**PLANNING COMMISSION**

William M. Mackey, Jr., Chairperson (Varina)  
Melissa L. Thornton, Vice-Chairperson (Three Chopt)  
C. W. Archer, C.P.C. (Fairfield)  
Gregory R. Baka, (Tuckahoe)  
Robert H. Witte, Jr. (Brookland)  
Patricia S. O'Bannon, 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/Recording Secretary  
Salim Chishti, County Planner  
Spencer Norman, County Planner  
Phillip Bariteau, County Planner  
Rob Peterman, GIS Specialist

**WELCOME: @ 9:01AM**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA: None present.**

**ROLL CALL: All present.**

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

**EXPEDITED AGENDA: Leslie News**

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

There are no subdivision extensions this month.

### **TRANSFER OF APPROVAL**

POD-31-86  
POD2019-00441  
Commonwealth Building  
(Formerly Forest Avenue  
Office Building) – 7301  
Forest Avenue

**APPROVED ON  
EXPEDITED AGENDA**

**Colliers International Asset Services, Inc. for RGRM CMOB LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Forest Prof Center Associates LP to RGRM CMOB LLC. The 3.55-acre site is located along the southern line of Forest Avenue, approximately 2,000 feet west of Glenside Drive, on parcel 763-745-0817. The zoning is [R-6C], General Residential District (Conditional) and R-3, One-Family Residential District. County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has corrected all deficiencies identified in staff's inspection report dated October 19, 2019, including the replacement of missing trees and landscaping.

The staff recommends approval of this transfer of request.

**(Staff Report by Tony Greulich)  
(Applicant's Representative: Felecia Washington)  
(Applicable Rezoning Cases and PUPS: C-24C-80)**

## TRANSFER OF APPROVAL

POD-20-04 (pt)  
POD2020-00407  
Independence Park Medical  
Offices (Building 2) - 9920  
Independence Park Drive

**APPROVED ON  
EXPEDITED AGENDA**

**Brian Maas for MMAC Acquisition Corporation:** Request for transfer of approval of a portion of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Med Reality to MMAC Richmond SPE LLC. The 2.63-acre site is located the terminus of Independence Park Drive adjacent to I-64 and Pemberton Creek subdivision, on parcel 752-756-0140. The zoning is M-1C, Light Industrial 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 corrected the deficiencies identified in staff's inspection report dated October 7, 2020 including restriping parking spaces and pavement markings. Additionally, a Zelkova tree was replaced and the landscaping was reworked in the interior parking lot landscape islands.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Brian Maas)**  
**(Applicable Rezoning Cases and PUPS: C-8C-84)**

## TRANSFER OF APPROVAL

POD-40-71  
POD2020-00411  
Raceway Plaza Shopping  
Center - Sharon Baptist  
Church (formerly Raceway  
Plaza) – 500 E. Laburnum  
Avenue

**APPROVED ON  
EXPEDITED AGENDA**

**Shor Real Estate for Sharon Baptist Church Trustees:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Sam T. Beale to Sharon Baptist Church Trustees. The 2.56-acre site is located on the north line of E. Laburnum Avenue, approximately 500 feet east of Richmond Henrico Turnpike, on parcel 794-738-1874. 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 October 10, 2020 including restriping parking spaces and pavement markings. The applicant resealed the parking lot on their own accord.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Nathan Shor)**

## TRANSFER OF APPROVAL

POD-53-87  
POD2019-00450  
Trails at Short Pump – 3900  
Acadia Lane

**APPROVED ON  
EXPEDITED AGENDA**

**McCann Realty Partners, LLC for G&I VII West End LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The Lawson Group, Ltd. to McCann Realty Partners, LLC. The 32.24-acre site is located on the north line of Three Chopt Road, approximately 1,600 feet west of the intersection with Cox Road, on parcel 745-759-3247. The zoning is R-5C, General Residential District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The site deficiencies, as identified in the inspection report dated November 6, 2019, including repair of potholes, repair or replacement of dumpster screening, and replacement of landscaping, have been addressed.

The staff recommends approval of this transfer request.

**(Staff Report by Salim Chishti)**  
**(Applicant's Representative: D. Fleet Wallace)**  
**(Applicable Rezoning Cases and PUPS: C-28C-86)**

## TRANSFER OF APPROVAL

POD-09-84  
POD2019-00178  
Hickory Creek Apartments –  
2344 Hickory Creek Drive

**APPROVED ON  
EXPEDITED AGENDA**

**Capital Square Acquisitions, LLC for CS 1031 Hickory Creek Apartments, DST:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Hickory Creek Owner, LLC to CS1031 Hickory Creek Apartments, DST. The 20.41-acre site is located at the northwest corner of Tuckernuck Drive and Mayland Drive, on parcel 756-755-6553. The zoning is R-5, General Residential 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 corrected all deficiencies identified in staff's inspection report dated May 9, 2019, including replacement of missing landscaping, installation of new traffic signage, repair of potholes, and the cleaning of trash and debris from landscape beds.

The staff recommends approval of this transfer request.

**(Staff Report by Spencer Norman)**  
**(Applicant's Representative: Jeffrey A. Gregor)**

## TRANSFER OF APPROVAL

POD-157-84  
POD2021-00015  
The New York Life Building  
(formerly Bowers, Nelms  
and Fonville Building at  
Innsbrook) - 4435 Waterfront  
Drive

**APPROVED ON  
EXPEDITED AGENDA**

**Mike James for Colliers International Asset Services, LLC on behalf of Excelsior 4435 Waterfront, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Lawco Real Estate LLC to Excelsior 4435 Waterfront, LLC. The 5.98-acre site is located on either side of Waterfront Drive, approximately 535 feet north of its intersection with Waterfront Place, on parcel 749-765-4917. The zoning is O-3C, Office District (Conditional) and IRO, Innsbrook Redevelopment Overlay. 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 site deficiencies, as identified in the inspection report dated January 28, 2021, including replacement of three Willow Oaks that were missing from the front of the building and the resurfacing, resealing, and restriping of the parking lot, have been addressed.

The staff recommends approval of this transfer request.

**(Staff Report by Tony Greulich)**  
**(Applicant's Representative: Mike James)**  
**(Applicable Rezoning Cases and PUPS: C-31C-84, C-38C-85, and C-75C-88)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from May 2021)

POD2021-00087  
Laurent Service Station at  
Fairfield Shoppers World -  
5150 E Cedar Fork Road

**APPROVED ON  
EXPEDITED AGENDA**

**APECS, LLC for Mohammad Talib and APECS Design, Build & Maintenance, 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 2-story 1,798 square foot convenience store with attached 720 square foot carwash and with fuel sales within the existing Fairfield Shoppers World Shopping Center. The 0.695-acre site within the overall 8.972-acre shopping center is located at the northeast corner of the intersection of E. Cedar Fork and Nine Mile Roads (State Route 33), on parcel 813-725-7628. The zoning is B-2, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

This proposal is for the construction of a 1,798 square foot convenience store with an attached 720 square foot car wash and fuel sales. The site is located within the existing Fairfield Shoppers World Shopping Center.

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This proposed development, located on B-2 zoned property, will have two entrances accessed through existing drive aisles within the shopping center and no direct access to the adjacent roads. The queue length of the carwash is shorter than the typical length and was resolved via a waiver request approved by the Director of Public Works.

The exterior elevations illustrate a brick building and traditional storefront style windows and doors to match the existing shopping center. The hip roof will have 40-year asphalt shingles in a tan color.

Site lighting is included with the plan of development to be provided primarily by square straight steel poles topped with LED concealed source area lights throughout the parking lot and cutoff LED wall packs along the building.

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. Only retail business establishments permitted in a B-2 district may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. Bulk storage of fuel shall be underground.
33. Outside storage shall not be permitted.
34. 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.
35. 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: Shoukat Nawaz)**

## PLAN OF DEVELOPMENT (Deferred from May 2021)

POD2021-00168  
Northfield Heights Section 1  
– 200 E. Parham Road (State  
Route 73)

**APPROVED ON  
EXPEDITED AGENDA**

**Youngblood, Tyler & Associates for Northfield Real Estate Company, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 16 detached dwellings for sale with zero lot lines. The 14.70-acre site is located along the north line of E. Parham Road (State Route 73), approximately 1,200 feet east of the intersection of E. Parham Road and Magellan Parkway, at the intersection with Ashbury Hills Drive, on parcel 793-760-5253. The zoning is R-5AC, General Residential District and C-1, Conservation District. County water and sewer. **(Fairfield)**

The applicant proposes 16 detached dwellings for sale with zero lot lines for the development of Northfield Heights Section 1. The property was rezoned by the Board of Supervisors under REZ2019-00029 at the November 2019 meeting. At rezoning, the applicant proffered to provide a transitional buffer 35 along E. Parham Road. The proffers also require 2.5-inch caliper street trees to be provided every 50 feet along the sides of all internal public roads.

The elevations provided conform to the proffers.

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

29. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
33. The mechanical equipment for each building shall be located on its respective lot. The location of the equipment shall be reviewed and approved with the building permit application for each lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.
34. A plat for the widening of E. Parham Road (State Route 73) right of way as shown on the approved plans shall be submitted to the County Real Property agent prior to approval of construction plans; and shall be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to requesting occupancy permits.

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35. A concrete sidewalk meeting VDOT standards shall be provided along the north side of E. Parham Road (State Route 73).
36. The proffers approved as a part of zoning case REZ2019-00029 shall be incorporated in this approval.
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.

**(Staff Report by Tony Greulich)**

**(Applicant's Representative: Anne W. Tignor)**

**(Applicable Rezoning Cases and PUPS: C-57C-88 and REZ2019-00029)**

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

POD2021-00196

ReTreat at One Section 3 -  
Telegraph Road

**APPROVED ON  
EXPEDITED AGENDA**

**Bay Companies, Inc. for Stanley Martin Homes, 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 9 four-story condominium buildings containing a total of 122 units and 40 two-story residential villa style townhouses for sale. The 14.35-acre site is located on the eastern side of Telegraph Road at its intersection with Georgia Avenue to Interstate 95, on parcels 785-760-0184 and 785-761-1615 and part of parcels 784-760-9470, 785-760-2751, and 785-760-6689. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Fairfield)**

This plan of development for Retreat at One, Section 3 consists of 122, 4-story attached condominium units separated into 9 blocks and 40 2-story villa style townhouse units for sale for a total of 162 units. The POD for Section 1 was approved April 28, 2020, and Section 2 was approved March 24, 2021. The overall site was rezoned with case REZ2019-00025.

The layout is in substantial conformance with the proffered layout and the conditional subdivision approved April 28, 2020. The condominiums are located along the eastern line of Telegraph Road at its intersection with Magnolia Farm Road. The townhomes are located on the eastern line of Telegraph Road along the northern project line continuing to the eastern most property line bounded by Interstate 95. The new villa rear yards will back up to the rear yards of the adjacent Brookwood Glen subdivision. A 20-foot proffered buffer to be planted at a 25-foot transitional buffer quantity with a 7-foot fence will be provided between the existing neighborhood and new lots. Buffers 15 feet wide and planted at a 25-foot transitional buffer quantity are along the Telegraph and Magellan Road frontages.

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The condominiums are unit over unit style where the first 2 floors include parking for both units and 1 unit, and levels 3 and 4 consist of the 2nd unit. The villa townhomes are 2 stories. A 1-car garage is provided by each condominium unit and a 2-car garage is provided with the villa style townhomes along with lot parking.

Per proffers, an average of 35% of the exterior portions of the front building wall surfaces will be brick, stone, or stone veneer. Proffers also require a minimum of 2 windows on each side and rear elevation, a minimum 12-inch brick or stone foundation, and no townhouse or condominium can have the same identical elevation sequence.

The proposed lighting plan consists of 6-foot-tall pole lights at the front porch for the townhouses and wall mounted lights at the condominium front doors. These lights are hardwired and on a photocell, to operate dawn to dusk. Additionally, the condominiums have lighting at the back of the units where the garage doors are located. Freestanding concealed source LED lights on 14-foot-tall poles are in the common areas by parking lots and along public sidewalks. Additional lighting for the northernmost portion of Telegraph Road sidewalk needs to be provided on the lighting plan prior to construction plan approval.

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

29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for ReTreat at One Section 3 shall be recorded before any building permits are issued.
32. 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.
33. A concrete sidewalk meeting County standards shall be provided along the north side of Magellan Parkway and the east side of Telegraph Road.
34. The proffers approved as a part of zoning case REZ2019-00025 shall be incorporated in this approval.
35. 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.

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36. 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.
37. 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.
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 Christina Goggin)**

**(Applicant's Representative: Joe Faudale)**

**(Applicable Rezoning Cases and PUPS: REZ2019-00025)**

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

POD2021-00197

3500 West View - 3500 Cox  
Road

**APPROVED**

**McKinney and Company for CR APT LC and Commonwealth Properties, 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, 299,842 square foot building, with 282 apartments, along with a 308-space parking deck, 13 attached individual garages units and four 6-unit detached garage buildings. The 5.43-acre site is located on the west line of Cox Road, north of its overpass of Interstate 64 (I-64), on parcel 747-759-4312. The zoning is UMUC, Urban Mixed Use District (Conditional) and IRO, Innsbrook Redevelopment Overlay District. County water and sewer. **(Three Chopt)**

This plan would authorize a 4-story 282-unit apartment building on a parcel located south of a private access drive to Cox Road shared with and owned by the Westmark development. The site is subject to the proffers and conditions of REZ2018-00006 and PUP2018-00001, and the layout is generally in conformance with the schematic layout plan.

The plan provides two interior courtyards, one of which includes a pool. The POD plan also proposes approximately 10,000 square feet of amenity space within the apartment building. These features provide required open space and amenities consistent with the proffered plan. Staff has

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annotated the elevation plan to indicate a masonry or block foundation will be provided where cementitious siding is proposed, as shown on the proffered plan. The architectural elevations and floor plans are otherwise generally consistent with the proffered elevations and floor plans.

The developer has proposed some minor revisions to the proffered schematic layout plan. In addition to the proffered parking deck and attached (tuck under) parking garage spaces, the proposed plan would provide additional surface parking spaces and detached parking garages, as well as a tenant carwash bay along the interior access drives. The addition of these parking facilities result in a greater setback for the apartment building and parking deck. The proposed plan also provides a “right turn only” exit onto Cox Road, where the proffered plan previously showed an emergency exit. The proposed revision would permit larger vehicles using the rear access drive to exit the property, without backing up into the Westmark access drive. The developer has agreed to provide curb and gutter along the existing edge of pavement along Cox Road and regrade the previously dedicated right of way, to provide adequate sight distance along Cox Road for the revised driveway. The plan satisfies all other applicable zoning code, provisional use permit conditions and proffered requirements.

As of the preparation of this agenda there are, however, outstanding issues to be resolved. DPU has requested additional information regarding fire protection which may impact the location of utility lines. Review of this issue is ongoing. Since this concern may result in a significant impact on the layout plan, staff is not able to make a recommendation at this time. In addition, Planning has requested some minor revisions to the center courtyard adjacent to the access drive, to provide a plaza area that would permit that courtyard to be used as a social gathering place as originally intended on the proffered plan. The developer is currently working with both departments to address their concerns.

The staff recommendation will be made at the meeting. Should the Commission act on this request, the annotations on the plans, the standard conditions for developments of this type, and 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 unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The entrances and drainage facilities on Cox Road at the Interstate 64 (I-64) overpass shall be approved by the Virginia Department of Transportation and the County.
32. 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.
33. A concrete sidewalk meeting County standards shall be provided along the west side of Cox Road.

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34. The proffers approved as a part of zoning case REZ2018-00006 and PUP2018-00001 shall be incorporated in this approval.
35. 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.
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 Mike Kennedy)**

**(Applicant's Representative: Stuart Groseclose)**

**(Applicable Rezoning Cases and PUPS: REZ2018-00006 and PUP2018-00001)**

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

POD2021-00230  
Reserve at Springdale Park  
Section 1 - 4000  
Mechanicsville Turnpike  
(U.S. Route 360)

**APPROVED ON  
EXPEDITED AGENDA**

**E. D. Lewis & Associates for GBR Henrico LLC/Plaza 360 Resources L.P. c/o National Realty & Dev. Corp and Henrico Plaza 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 17 two-story residential townhomes for sale and 32 three-story residential townhomes for sale. The 4.685-acre site portion of the overall 27.45-acre urban mixed use district (UMU) is located approximately 900 feet north of E. Laburnum Avenue, on part of parcel 803-737-0018. The zoning is UMUC, Urban Mixed Use District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer.  
**(Fairfield)**

The Planning Commission previously granted conditional subdivision approval for 108 residential townhouse lots for sale, within the Springdale Park Urban Mixed Use District (UMU), at its June 23, 2021 hearing. The Reserve at Springdale Park subdivision will be developed in two sections. Section 1 includes the southern half of the townhome site area, consisting of 17 two-story townhomes and 32 three-story townhomes, for a total of 49 units in Section 1. The layout remains consistent with the conditional approval, and in accordance with the Urban Mixed Use proffered conditions and pattern book for zoning case REZ2020-00046, as approved at the Board of Supervisors hearing on February 9, 2021.

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Architectural design details, lighting plans, and the conceptual landscape plan are included in the staff plan for plan of development approval, demonstrating compliance with the urban mixed-use ordinance and all applicable conditions for the district. Staff recommends conditional 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 unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for Reserve at Springdale Park Section 1 shall be recorded before any building permits are issued.
32. 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.
33. Outside storage shall not be permitted.
34. The proffers approved as a part of zoning cases REZ2020-00046 and PUP2020-00025 shall be incorporated in this approval.
35. 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.
36. 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.
37. 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.
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 Aimee Crady)**

**(Applicant's Representative: Monte Lewis)**

**(Applicable Rezoning Cases and PUPS: REZ2020-00046 and PUP2020-00025)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00231  
Reserve at Springdale Park  
Section 2 – 4000  
Mechanicsville Turnpike  
(U.S. Route 360)

**APPROVED ON  
EXPEDITED AGENDA**

**E. D. Lewis & Associates for GBR Henrico LLC/Plaza 360 Resources L.P. c/o National Realty & Dev. Corp and Henrico Plaza 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 25 two-story residential townhomes for sale and 34 three-story residential townhomes for sale. The 4.595-acre site portion of the overall 27.45-acre urban mixed use district (UMU) is located approximately ,300 feet north of E. Laburnum Avenue, on part of parcel 803-737-0018. The zoning is UMUC, Urban Mixed Use District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The Planning Commission previously granted conditional subdivision approval for 108 residential townhouse lots for sale, within the Springdale Park Urban Mixed Use District (UMU), at its June 23, 2021 hearing. The Reserve at Springdale Park subdivision will be developed in two sections. Section 2 includes the northern half of the townhome site area, consisting of 25 two-story townhomes and 34 three-story townhomes, for a total of 59 units in Section 2. The layout remains consistent with the conditional approval, and in accordance with the Urban Mixed Use proffered conditions and pattern book for zoning case REZ2020-00046, as approved at the Board of Supervisors hearing on February 9, 2021.

Architectural design details, lighting plans, and the conceptual landscape plan are included in the staff plan for plan of development approval, demonstrating compliance with the urban mixed-use ordinance and all applicable conditions for the district. Staff recommends conditional 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 unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for Reserve at Springdale Park Section 2 shall be recorded before any building permits are issued.
32. 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.
33. Outside storage shall not be permitted.
34. The proffers approved as a part of zoning cases REZ2020-00046 and PUP2020-00025 shall be incorporated in this approval.

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35. 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.
36. 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.
37. 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.
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.
39. The following note shall be added to the construction plans: "NOTICE: The subject property may contain a burial ground of unknown location. Any graves identified during construction activities shall be left undisturbed, unless reburial of the remains is approved in accordance with applicable laws. Any known cemetery, burial ground, or graveyard shall be provided an access easement 16-feet in width at minimum."

**(Staff Report by Aimee Crady)**

**(Applicant's Representative: Monte Lewis)**

**(Applicable Rezoning Cases and PUPS: REZ2020-00046 and PUP2020-00025)**

## **PLAN OF DEVELOPMENT**

POD2021-00240  
Glens at Scott Place Section  
3 - Scott Place

**APPROVED ON  
EXPEDITED AGENDA**

**Koontz Bryant Johnson Williams for Scott Place Developers, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 35 two-story residential townhouses for sale. The 3.81-acre site is located between the south line of Scott Road and the northwest corner of East Parham Road (State Route 73) and Interstate 95 (I-95), on parcel 785-757-9703. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)**

This plan would authorize a third phase of 35 townhouse lots in a three-phase project totaling 115 lots. The Planning Commission approved the first phase, POD2017-00136, Glens at Scott Place Section 1, at their April 26, 2017 meeting. The second phase, POD2020-00457, Glens at Scott Place Section 2, was approved in December 2020. Section 1 plans authorized the construction of

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43 townhouse lots, along with the construction of the storm water management facilities for all three phases, as well as the dedication and construction of street improvements along Scott Road. Section 2 authorized the construction of 37 additional townhouse lots.

The architectural elevations and floor plans for Section 3 are consistent with the elevations and floor plans approved by with Sections 1 and 2.

The plan satisfies all applicable zoning code and proffer requirements.

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.
29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for Glens at Scott Place Section 3 shall be recorded before any building permits are issued.
32. 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.
33. The proffers approved as a part of zoning case REZ2016-00024 shall be incorporated in this approval.
34. 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.
35. 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 Mike Kennedy)**

**(Applicant's Representative: Cameron Palmore)**

**(Applicable Rezoning Cases and PUPS: REZ2016-00024)**



## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00242  
Taylor Green - 805 E.  
Williamsburg Road (U.S.  
Route 60)

**APPROVED ON  
EXPEDITED AGENDA**

**Bay Companies, Inc. for Second Rusty Acres LLC and Godsey Properties 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 45 two-story townhomes for sale. The 7.84-acre site is located on the southern line of E. Williamsburg Road (U.S. Route 60), at the northern terminus of Whiteside Road and the eastern terminus of Saw Set Lane, on parcel 832-714-1636. The zoning is RTHC, Residential Townhouse District, B-1, Business District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The proposed plan is generally consistent with the conceptual master plan submitted with rezoning case REZ2014-00045. It provides and accounts for the information on the plans and elevations as required. Access to the development will be from the terminus of Whiteside Road and from the terminus of Saw Set Lane. Access to the B-1 zoned property is maintained through the relocated driveway connecting to a proposed private drive within the development.

The townhomes are two stories and approximately 25 feet in height. Each block ranges from containing three to six units in a row. Each unit has a single car garage on the ground floor with lighting and carriage style hardware. The elevations propose frontages that meet the required 60% brick or stone component of the proffers and include architectural features such as shutters, dormers, portico roofs and decorative trim. The HVAC units will be ground mounted and screened by fencing.

The proposed conceptual landscaping depicts the various styles of required fencing and provides for the required landscaping buffers, particularly the 20' buffer to the west adjacent to the Anderson Mill subdivision and the 35' buffer to the north adjacent to Williamsburg Road. An asphalt trail is provided in addition to concrete sidewalks resulting in a pedestrian trail throughout the development highlighted with a gazebo.

The proposed lighting plan provides for sufficient lighting throughout the development and meets the required proffers. Site lighting poles with a 15' mounting height and residential light poles with a 6' mounting height are proposed. As requested by staff, additional streetlights at the two entrances to the property have been agreed to. All light fixtures will be full cut off.

The staff recommends approval subject to the annotations on the plan, 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 unit house numbers shall be visible from the parking areas and drives.

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30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for Taylor Green Section 1 shall be recorded before any building permits are issued.
32. The right-of-way for widening of Whiteside Road 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 prior to approval of construction plans.
33. The proffers approved as a part of zoning case REZ2014-00045 shall be incorporated in this approval.
34. 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.
35. The owners shall not begin clearing of the site until the following conditions have been met:
  - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
  - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
  - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
  - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
36. 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.
37. 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 Tony Greulich)  
(Applicant's Representative: Joe Faudale)  
(Applicable Rezoning Cases and PUPS: REZ2014-00045)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00244  
Royal Farms at 2401  
Mechanicsville Turnpike  
(U.S. Route 360)

**APPROVED ON  
EXPEDITED AGENDA**

**Kimley-Horn and Associates, Inc. for Southern Cornerstone Inc. and Royal Farms:** 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, 5,154 square foot convenience store with fuel pumps. The 1.612-acre site is located at the northeast corner of Mechanicsville Turnpike (U.S. Route 360) and Bloom Lane, on parcel 799-728-5584. The zoning is B-3, Business District and M-1C, Light Industrial District (Conditional). County water and sewer.  
**(Fairfield)**

This proposal is for construction of a one-story, 5,154 square foot convenience store, 3,820 square foot fuel canopy, and associated fuel pumps. Forty-five parking spaces are provided. The site includes both M-1C and B-3 zoning. The convenience store, a portion of the parking lot, and an access off Mechanicsville Turnpike (U.S. Route 360) are located within the M-1C portion. The proffers of rezoning case C-115C-86 govern development of the site within the M-1C portion. The fuel pumps and canopy, dumpster enclosure, an access off Bloom Lane, and remainder of the parking lot are in the B-3 portion.

The exterior of the convenience store exterior will be a combination of four foot (4') grayish brown stone veneer base and red brick veneer. The red brick veneer will extend upwards from the four-foot stone veneer base to the parapet roof. The 5,154 square foot building requires 26 spaces and provides 45 spaces, the entirety of which are located on the southern side of the building. The eight foot (8') tall dumpster enclosure features masonry which will match the material and color provided on the convenience store. The convenience store is proposed to be 26' in height while the fuel canopy is 19' feet. Roof mounted HVAC equipment will be screened by the roof parapet.

The applicant has also included a lighting plan for review and approval. The plan proposes nine freestanding LED lighting fixtures mounted at 19' feet in height in addition to wall mounted fixtures on the convenience store and fuel canopy. Fifteen freestanding pedestrian scale light fixtures, mounted ten feet in height, are provided along Mechanicsville Turnpike (U.S. Route 360) and Bloom Lane to light public sidewalks. All proposed lights feature full cut off fixtures. The formal lighting and landscape plans will be reviewed and approved prior to the issuance of a permanent certificate of occupancy.

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. Bulk storage of fuel shall be underground.
30. The entrances and drainage facilities on Mechanicsville Turnpike (U.S. Route 360) shall be approved by the Virginia Department of Transportation and the County.

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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.
32. A concrete sidewalk meeting VDOT standards shall be provided along the east side of Mechanicsville Turnpike (U.S. Route 360).
33. A concrete sidewalk meeting County standards shall be provided along the northwest side of Bloom Lane.
34. Outside storage shall not be permitted.
35. The proffers approved as a part of zoning case C-115C-86 shall be incorporated in this approval.
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. 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.
39. 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.
40. 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 Spencer Norman)  
(Applicant's Representative: Mark Boyd)  
(Applicable Rezoning Cases and PUPS: C-115C-86)**

**APPROVAL OF MINUTES: June 23, 2021 Minutes **APPROVED****

**ADJOURN @ 9:37AM**

**PLANNING COMMISSION  
AGENDA FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
July 28, 2021**

**ADDENDUM**

**PAGE 11 - POD2021-00168 – Northfield Heights Section 1 – Fairfield  
Revised Caption and Revised Conditions #34, 35, and 37**

POD2021-00168  
Northfield Heights Section 1  
– 200 E. Parham Road

**APPROVED ON  
EXPEDITED AGENDA**

**Youngblood, Tyler & Associates for Northfield Real Estate Company, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 16 detached dwellings for sale with zero lot lines. The 14.70-acre site is located along the north line of E. Parham Road (~~State Route 73~~), approximately 1,200 feet east of the intersection of E. Parham Road and Magellan Parkway, at the intersection with Ashbury Hills Drive, on parcel 793-760-5253. The zoning is R-5AC, General Residential District and C-1, Conservation District. County water and sewer. **(Fairfield)**

- ~~34. A plat for the widening of E. Parham Road (State Route 73) right of way as shown on the approved plans shall be submitted to the County Real Property agent prior to approval of construction plans; and shall be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to requesting occupancy permits.~~
34. **REVISED** - The right-of-way for widening of Parham Road 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 prior to approval of construction plans.
35. **REVISED** - A concrete sidewalk meeting ~~VDOT~~ **Henrico County** standards shall be provided along the north side of E. Parham Road (~~State Route 73~~).
37. **REVISED** - 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~~ **Henrico County** maintained right-of-way. The elevations will be set by ~~Virginia Department of Transportation~~ **Henrico County**.

**PAGE 16 – POD2021-00197 and Lighting Plan – 3500 West View – Three Chopt  
Revised Recommendation**

Since the preparation of the agenda, the Department of Public Utilities has received additional information regarding fire protection and is now able to recommend approval of the plan. The utility plan provides oversized water lines to provide satisfactory fire flow, in lieu of a looped water main.

The developer has agreed to revise the public improvements along the west side of Cox Road, as shown on the conceptual landscape plan. The revised plan would provide curb and gutter along the existing edge of pavement, and a 5-foot-wide sidewalk at the edge of right of way, as well as regrading of the right of way to eliminate a ditch and guard rail located north of the proposed driveway exit.

In addition, the developer has agreed to revise the center courtyard along the access road to provide a raised concrete plaza, generally consistent with the proffered plan, that would both accommodate loading outside of the garage driveway and provide an area suitable for events.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and additional conditions 11B, and 29-38 on the agenda.

**PAGE 23 - POD2021-00240 – Glens at Scott Place Section 3 – Fairfield  
Additional Detail Plan**

The applicant has submitted an additional Fire Lane and Hose Lay Detail Plan sheet, to address previous concerns expressed by the Division of Fire regarding emergency access and hand hose lay. The Fire Marshal's office indicates the additional detailed plan provides satisfactory emergency vehicle access and also provides sufficient fire hand hose lay to satisfy Division of Fire requirements.

The staff recommends approval subject to the annotations on the plans, the additional detail sheet on the addendum, the standard conditions for developments of this type, and additional conditions 9 Amended and 29-35 on the agenda.