

# HENRICO COUNTY PLANNING DEPARTMENT

## DIRECTOR'S AGENDA

FOR

## SUBDIVISIONS AND PLANS OF DEVELOPMENT

November 2022

**Post Action**



### DEVELOPMENT REVIEW AND DESIGN DIVISION

R. Joseph Emerson, Jr., AICP, Director of Planning  
Jean M. Moore, Assistant Director of Planning  
Leslie A. News, PLA, Assistant Director of Planning  
Michael F. Kennedy, County Planner  
Anthony R. Greulich, C.P.C., County Planner  
Aimee B. Crady, AICP, County Planner  
Christina Goggin, AICP, County Planner  
Kate B. McMillion, County Planner  
Spencer Norman, County Planner  
Kristin Smith, County Planner  
Salim Chishti, ASLA, County Planner  
Lisa Blankinship, County Planner  
R. Todd Rigler, County Planner  
Phillip Bariteau, County Planner  
Pamela Fisher, Senior Planning Technician  
Mounika Reddy Sudini, GIS Specialist  
Robert Peterman, GIS Specialist  
Patricia Glenn, Office Assistant

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2022-00108](#)

Village of Rocketts Landing-  
Block 24  
–Old Ohio Street

**Timmons Group for Central Virginia Investments/Rocketts Landing, LLC., and WVS /Rocketts Landing:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct 24 three and four-story townhome dwellings with a two-car garage per unit. The 1.51-acre site is located on the west line of Old Osborne Turnpike (State Route 5) and the south line of Old Ohio Street (private), on parcel 797-711-6015. The zoning is UMUC Urban Mixed-Use District (Conditional). City of Richmond Water and Sewer.(VARINA)

**The applicant has requested deferral to the December Director’s Agenda.**

**(Staff Report by: Mike Kennedy)**

**(Applicant’s Representative: Greg Nelson)**

**(Applicable Rezoning Cases and PUPS: PUP2021-00005, C-55C-04, P-12-12, P-014-04, and P-004-05)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2022-00380

Pointe at Laurel Lakes -  
Hungary Road

**Balzer and Associates, Inc. for Laurel Land, LLC., and Artie McGurn:**

Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct six buildings, including one three-story building and five four-story buildings, containing a combined total of 59 condominium dwellings. The 5.68-acre site is located on the northeastern corner of the intersection of Hungary Road and Hungary Spring Road, on parcels 767-760-8701, 768-760-1507, and 768-759-3393. The zoning is R6-C General Residential District (Conditional). County Water and sewer.**(Brookland)**

**Approved by Director on  
11/23/2022**

This proposed site plan for 59 townhouse-style condominium units is consistent with the proffers of zoning case REZ2021-00041, approved by the Board of Supervisors on February 15, 2022. All units include a single-car garage and exceed the minimum floor area of 1,350 square feet as proffered. The layout is in substantial conformance with the proffered layout.

The development will be accessed through an entrance located on Hungary Springs Road. In addition to internal sidewalks, public sidewalks will also be constructed or connected to the existing sidewalk along Hungary Road and Hungary Springs Road.

A conceptual landscape plan is included which illustrates proposed plantings throughout the site, including street trees as shown on the proffered layout. A portion of the site, located in the northwest corner, will remain undisturbed due to the presence of wetlands. Tree protection fencing will be provided to ensure this area of fully mature trees and vegetation will be protected while the remainder of the site is developed.

A lighting plan is also included which proposes light fixtures to illuminate the internal and public sidewalks. Lighting will also be provided at the rear of the units to light driveways and internal private drives. Mounting heights will not exceed the proffered height limit of 15' feet. The front yard of each unit shall also feature a six-foot tall post lamp as proffered.

All condominium units shall be constructed with a combination of brick or stone, cementitious siding and 12" inch masonry foundations. A minimum of thirty percent (30%) of the front facades of each unit will consist of masonry. An average of thirty-five percent (35%) in the aggregate for the front facades of all units shall also consist of masonry. Screen walls constructed of composite siding and painted to match the units are proposed at the ends of alleys to obstruct view of HVAC or other mechanical equipment.

Single-car rear-load garages are served from an internal private drive alley. Additional parking is provided elsewhere onsite to meet parking requirements. The plan proposes a portion of the parking lots currently within the existing right-of-way of Old Route 33. The applicant has filed a request to vacate a abandon Old Route 33 along the northern boundary of the site. At the time of this report, this request is currently under review by the County. No construction on any portion of the existing right-of-way will be permitted until this section of right-of-way has been vacated and abandoned.

The Department of Public Works has requested a No-Rise Certification be provided and approved prior to its recommendation of approval. All other agencies can recommend approval.

Should the Director approve the plan, the annotations on the plans, the standard conditions for development 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
16. The unit house numbers shall be visible from the parking areas and drives.
17. 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.
18. The proffers approved as a part of zoning case REZ2021-00041 shall be incorporated in this approval.
19. 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.
20. A concrete sidewalk meeting County standards shall be provided along the northern side of Hungary Road and the eastern side of Hungary Springs Road.
21. The owners shall not begin clearing of the site until the following conditions have been met:
  - 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.
  - 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.
  - 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.
  - 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.
22. 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.

23. Prior to approval of construction plans, Old Route 33 / Courtney Road as shown on the subdivision plat of Laurel Heights, Sec. B, shall be vacated and abandoned, or the parking layout shall be redesigned to provide required setbacks from the right-of-way.

**(Staff Report by: Spencer Norman)**

**(Applicant's Representative: Brad Schurman)**

**(Applicable Rezoning Cases and PUPS: REZ2021-00041 )**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2022-00466](#)

WaWa at Drybridge Road and  
Williamsburg Road  
– 310 Clayman Road

**Kimley-Horn and Associates for Godsey Properties, Inc. and Thalhimer:** Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a one-story 6,049 square foot convenience store with fuel pumps with canopy and a future commercial building pad site. The 4.95-acre site is located at the northeast corner of the intersection of Williamsburg Road (US Route 60) and Dry Bridge Road, on parcel 836-713-7564 (part). The zoning is B-2C Business District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

**The applicant has requested deferral to the December Director’s Agenda.**

(Staff Report by: Christina Goggin)

(Applicant’s Representative: Ryan Perkins and Shelley Parekh)

(Applicable Rezoning Cases and PUPS: REZ2020-00015 PUP2018-00009)

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2022-00512](#)

Willow Circle Apartments  
– 1506 Willow Lawn Drive

**Kimley-Horn & Associates, Inc. for Willow Circle, LC. and Thalhimer:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a variable height 223,240 square foot 231-unit apartment building with four-story and seven-story building sections, and an integrated two and one-half level structured parking facility. The 2.445-acre site is located on the northwestern line of Willow Lawn Drive, approximately 130 feet northeast of W. Grace Street, on parcels 772-736-4241, 772-736-3855, and 772-736-4766. The zoning is R-6C General Residential District (Conditional). County water and sewer. **(Brookland)**

**The applicant has requested deferral to the December Director’s Agenda.**

(Staff Report by: Aimee Crady)

(Applicant’s Representative: David Ellington and Jason Guillot)

(Applicable Rezoning Cases and PUPS: PUP2021-00021 and REZ2021-00058 )

## PLAN OF DEVELOPMENT , LANDSCAPE PLAN AND LIGHTING PLAN

POD2022-00516

Virginia Randolph Campus  
Renovations  
– 2204 Mountain Road (State  
Route 156)

**Timmons Group for Henrico County School Board:** Request for approval of a plan of development, lighting plan, and landscape plans as required by Chapter 24, Section 24-2314 of the Henrico County Code, to renovate the Virginia Randolph Campus, including retention of the historic structures, demolition of newer existing buildings, renovation of 73,000 square feet of existing buildings, construction of 90,000 square feet of classrooms and educational area, and construction of a bus loop/student loading area and additional parking. The 17.921-acre site is located on the north line of Mountain Road, approximately 1,000-feet east of Woodman Road, on parcel 777-766-7745. The zoning is A-1 Agricultural District. County water and sewer. **(Fairfield)**

**Approved by Director on  
11/23/2022**

This proposal is to renovate an existing middle school and high school exceptional education facility to a K-12 exceptional education facility. This will include the creation of the Virginia Randolph Education Center for Autism to accommodate students currently schooled at St. Joseph's Villa Dooly Center for Autism. The existing ACE center will be enlarged, and The FACE Program (Family and Community Engagement) will be moved from the Mount Vernon Educational Center to this improved campus.

The oldest building on the site is the circa 1937 original schoolhouse, which currently serves as the Virginia Randolph Museum and will not have any changes as part of this project. The long building just to the west of the museum is going to be renovated, as is the southwestern office building, totaling 73,000 square feet of existing building renovations. The ACE center, located on the northern portion of the site, will also be renovated with an interior addition linking a series of smaller buildings together. Seven single-story campus style buildings are going to be demolished and replaced with a 90,000 square foot two-story classroom and educational facility with new playgrounds. The proposed buildings are primarily brick with metal accents. All HVAC and mechanical equipment are required to be screened.

All the proposed construction will take place within the campus loop road. It will relocate the existing parking lot access from Mountain Road (State Route 156) to access from the loop road. A maintenance road that provides an additional driveway between the museum and existing educational building will be replaced with a sidewalk and planted with grass, effectively closing 3 of the 5 existing entrances into the site. A bus loop is being created at the northeastern side of the campus just south of the ACE buildings which will provide bus parking spaces.

The renovation of the campus will take place in phases. Trailers will be brought onto the site to temporarily provide classroom space and will be adjusted on site as needed during construction. Anticipated completion of the site work is summer 2024.

A lighting plan was also submitted for review and approval. Site lighting is proposed between heights of 15 and 28 feet and is within the zoning ordinance height limits of 35 feet. Sites must extinguish all exterior lighting by 11 PM or within one hour of closing, whichever is earlier, except for the minimum amount of exterior lighting necessary for security or emergency purposes, which must be activated by motion sensor devices whenever practicable. Final lighting plan details will be provided with the construction plans.

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.
- 15. The entrances and drainage facilities on Mountain Road (State Route 156) shall be approved by the Virginia Department of Transportation and the County.
- 16. 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 Director of Public Works prior to any occupancy permits being issued.
- 17. 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: Christina Goggin)**

**(Applicant's Representative: Jason Mullins)**

**(Applicable Rezoning Cases and PUPS: \_\_\_\_\_)**



## SITE PLAN AND LIGHTING PLAN

POD2022-00506

Tribble Electric Building  
Addition  
– 1575 Mountain Road

**Bay Companies, Inc. for Doswell Ventures, LLC.:** Request for approval of a site plan and lighting plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct a two-story 4,800 square foot contractor's storage addition to an existing 9,600 square foot commercial building. The 3.56-acre site is located on the west line of Mountain Road, approximately 110 feet south of the intersection with New York Avenue, on parcels 781-761-6051, 781-761-4638, and 781-761-7439. The zoning is B-3C Business District (Conditional). County water and sewer. **(Fairfield)**

**Approved by Director on  
11/23/2022**

The applicant is requesting approval to build an addition to an existing office and storage facility for an electrical contractor. The extension will also be used as contractor office and storage space. The Site plan also includes expanded parking and a BMP. Two changes to property lines are included as part of the Site Plan and will need to be approved as a minor subdivision and recorded. The exterior of the addition will be the same as the existing.

The applicant is proposing to relocate the property line between parcels 781-761-6051 and 781-761-7439 to the new location shown on the plans, and to vacate the property line between parcels 781-761-6051 and 781-761-4638.

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.
16. The proffers approved as part of zoning cases REZ2022-00023, C-29C-94, and C-65C-99 shall be incorporated in this approval.
17. The owners shall not begin clearing of the site until the following conditions have been met:
  - 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.
  - 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.
  - 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.
  - 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.
18. Outside storage shall not be permitted.

**(Staff Report by: Salim Chishti)**

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

**(Applicable Rezoning Cases and PUPS: REZ2022-00023, C-29C-94, C-65C-99)**

## SITE PLAN AND LIGHTING PLAN

POD2022-00515

Adams Elementary School  
Addition  
-600 Laburnum Avenue

**Timmons Group for Henrico County School Board:** Request for approval of a site plan and lighting plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct a one-story 2,077 square foot building addition, a parking lot expansion, an additional entrance driveway to an existing parking lot, and related site improvements for an existing elementary school. The 0.95-acre portion of the overall 16.02-acre site is located on the southwest corner of the intersection of S. Laburnum Avenue and Thornhurst Street, on parcel 811-720-7349. The zoning is R-3 General Residential District, C-1 Conservation District, M-1 Light Industrial District, and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

**Approved by Director on  
11/23/2022**

Adams Elementary School was originally constructed in 1968. The building upgrades proposed include small building additions totaling 2,077 square feet to reconfigure administrative space and for a cooler addition attached to the cafeteria, in addition to the comprehensive interior building renovations. Handicap accessibility improvements to the site entrances will be part of the upgrades. Additional staff parking is proposed along the existing bus loop accessed from Thornhurst Street. An additional access drive to an existing parking lot will improve vehicular circulation.

Proposed expansions will be of compatible finishes. Lighting plans are included with the staff plan to demonstrate the new parking lot will provide adequate lighting in accordance with current standards. A transitional buffer, 25 feet in width, will be implemented along Thornhurst Street.

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

- 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.
15. 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.

**(Staff Report by: Aimee Crady)**

**(Applicant's Representative: Steve Raugh)**

**(Applicable Rezoning Cases and PUPS: \_\_\_\_\_)**