

1 Minutes of the regular monthly meeting of the Planning Commission of Henrico County
2 held in the County Administration Building in the Government Center at Parham and
3 Hungary Spring Roads beginning at 9:00 a.m. Wednesday, February 26, 2014.
4

Members Present: Mr. Eric Leabough, C.P.C., Chairman, (Varina)
Mr. Robert H. Witte, Jr., Vice Chairman, (Brookland)
Mr. C. W. Archer, C.P.C., (Fairfield)
Mr. Tommy Branin, (Three Chopt)
Mrs. Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
Mr. David D. O'Kelly, Assistant Director of Planning,
Acting Secretary

Members Absent: Mr. R. Joseph Emerson, Jr., AICP,
Director of Planning, Secretary
Mr. David Kaechele,
Board of Supervisors' Representative

Others Present: Ms. Leslie A. News, PLA, Principal Planner
Mr. Kevin D. Wilhite, C.P.C., AICP, County Planner
Mr. Michael F. Kennedy, County Planner
Ms. Christina L. Goggin, AICP, County Planner
Mr. Tony Greulich, C.P.C., County Planner
Mr. Matt Ward, County Planner
Mr. Gregory Garrison, AICP, County Planner
Mr. Lee Pambid, C.P.C., County Planner
Ms. Aimee B. Crady, AICP, County Planner
Mr. Jeff Perry, Engineering and Environmental Services Manager
Ms. Kim Vann, Police
Ms. Sharon Smidler, Traffic Engineering
Mr. Eric Dykstra, Office Assistant/Recording Secretary
Ms. Logan Hamilton, Planning Intern

5
6 **Mr. David Kaechele, the Board of Supervisors' representative, abstains on all**
7 **cases unless otherwise noted.**
8

9 Mr. Leabough - I call this meeting of the Henrico County Planning
10 Commission to order. This is our subdivisions and plans of development meeting. We
11 have all Commissioners present. Our Board of Supervisors' representative is not able to
12 be with us, Mr. Kaechele. He will not be here today, but we expect him back for our next
13 meeting.
14

15 I do ask as a courtesy to others participating today that you would mute or silence your
16 cell phones. Once you do that, I ask that you rise with me and the rest of the
17 Commission for the Pledge of Allegiance.
18

19 Do we have any news media in the room today?

20

21 Mrs. Jones - Yes.

22

23 Mr. Leabough - We do. Welcome. Times-Dispatch?

24

25 Mr. Strong - [Speaking off microphone.] Yes, sir.

26

27 Mr. Leabough - Okay, great. Next I would like to turn the meeting over to our
 28 acting secretary, Mr. O'Kelly. Welcome, Mr. O'Kelly.

29

30 Mr. O'Kelly - Thank you, Mr. Chairman, members of the Commission.

31

32 Mr. Archer - Welcome, Mr. O'Kelly.

33

34 Mr. O'Kelly - First on the agenda today are the requests for deferrals and
 35 withdrawals. They will be presented by Ms. Leslie News.

36

37 Ms. News - Thank you, Mr. Secretary. Good morning, members of the
 38 Commission. We have two items for deferral on our original list, and we've had another
 39 item added this morning; I'll go through those. The first item is on page four of your
 40 agenda and located in the Three Chopt District. This is POD-94-87, 109-89, and 118-89,
 41 a transfer of approval for Phases I and II, West Park Shopping Center. The applicant has
 42 requested a deferral to the April 23, 2014 meeting.

43

44 ***(Deferred from the December 11, 2013 Meeting)***

45 **TRANSFER OF APPROVAL**

46

<p>POD-94-87, 109-89, and POD-118-89 POD2011-00196; POD2011-00197; POD2011-00194; POD2011-00259 Phases I and II - Westpark Shopping Center – 9645 and 9669 W. Broad Street (U.S. Route 250)</p>	<p>Thalhimer for Westdale Westpark I, II, LP: Request for transfer of approval as required by Chapter 24, Section 24- 106 of the Henrico County Code from SLN Broad Street Association, LP and NP/I&G Westpark, LLC to Westdale Westpark, I, II, LP. Phase I is a 18.36-acre site located at the southwest corner of Pemberton Road (State Route 157) and W. Broad Street (U.S. Route 250), on part of parcels 753-758-7318 and 754-758-2409. Phase II is a 3.57-acre site located at the southwest corner of W. Broad Street and Stillman Parkway, on part of parcel 753-758- 7318. The zoning is B-2C Business District (Conditional). County water and sewer. (Three Chopt)</p>
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47

48 Mr. Leabough - Is there anyone in opposition to the deferral of the transfer of
 49 approval for POD-94-87, 109-89, and POD-118-89 (POD2011-00196, POD2011-00197,
 50 POD2011-00194, POD2011-00259), Phases I and II, Westpark Shopping Center? There
 51 is no opposition.

52

53 Mr. Branin - Mr. Chairman, I'd like to move that POD-94-87,109-89, and
54 POD-118-89 (POD2011-00196, POD2011-00197, POD2011-00194, POD2011-00259),
55 Phases I and II, Westpark Shopping Center, be deferred to the April meeting per the
56 applicant's request.

57

58 Mr. Witte - Second.

59

60 Mr. Leabough - Motion by Mr. Branin, second by Mr. Witte. All in favor say
61 aye. All opposed say no. The ayes have it; the motion passes.

62

63 At the request of the applicant, the Planning Commission deferred OD-94-87,109-89,
64 and POD-118-89 (POD2011-00196, POD2011-00197, POD2011-00194, POD2011-
65 00259), Phases I and II, Westpark Shopping Center, to its April 23, 2014 meeting.

66

67 Ms. News - The next item is on page 18 of your agenda and is located in
68 the Varina District. This is POD2013-00428, a plan of development for Family Dollar at
69 60 East Williamsburg Road. The applicant is requesting a deferral to the March 26, 2014
70 meeting.

71

72 PLAN OF DEVELOPMENT

73

POD2013-00428
Family Dollar at 60 E.
Williamsburg Road - 60 E.
Williamsburg Road (U.S.
Route 60)

Balzer and Associates, Inc. for Brick House Manner, LLC and Twin Rivers Capital, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 8,320 square-foot retail store. The 1.09-acre site is located at the northwest corner of the intersection of E. Williamsburg Road (U.S. Route 60) and Garland Avenue, on parcels 827-716-7805, 827-716-7107, and 827-716-8603. The zoning is B-1, Business District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

74

75 Mr. Leabough - Is anyone here in the audience in opposition to the deferral of
76 POD2013-00428, Family Dollar at 60 E. Williamsburg Road? There is no opposition. I
77 move that POD2013-00428, Family Dollar at 60 E. Williamsburg Road, be deferred at
78 the applicant's request to the March 26, 2014 meeting.

79

80 Mrs. Jones - Second.

81

82 Mr. Leabough - Motion by Mr. Leabough, second by Mrs. Jones. All in favor
83 say aye. All opposed say no. The ayes have it; the motion passes.

84

85 At the request of the applicant, the Planning Commission deferred POD2013-00428,
86 Family Dollar at 60 E. Williamsburg Road, to its March 26, 2014 meeting.

87

88 Ms. News - We also have a deferral on page 15 of your agenda. This is
89 SUB2013-00222, Lake Loreine, Section A, Block B, Lot 1 of Chesapeake Bay Resource
90 Protection Area Exception. I have a request by the Commission to defer this request until
91 the March 26, 2014 meeting. This is in the Three Chopt district.
92

93 **SUBDIVISION - CHESAPEAKE BAY RESOURCE PROTECTION AREA EXCEPTION**
94

SUB2013-00222 **Page Bourgeois:** Request for approval of a Chesapeake
Lake Loreine Section A Bay Resource Area Exception as required by Chapter 24,
Block B Lot 1 - 2316 Sections 106.3(f) and 106.3(l) of the Henrico County
Persimmon Trek Code. The 1.41-acre site is located on the west line of
Persimmon Trek, approximately 300 feet north of
Brookmont Drive, on parcel 743-754-0927. The exception
would allow for the encroachment of a swimming pool and
related improvements to encroach within the 100-foot-
wide Chesapeake Bay Preservation area, adjacent to
Lake Loreine that drains into Stony Run, which drains to
Tuckahoe Creek in the James River watershed. The
zoning is R-2A, One-Family Residential District, and C-1,
Conservation District. County water and sewer. **(Three
Chopt)**

95
96 Mr. Leabough - Is there anyone here in opposition to the deferral of the
97 Chesapeake Bay Resource Protection Area Exception for SUB2013-00222, Lake
98 Loreine, Section A, Block B, Lot 1? No opposition.
99

100 Mr. Branin - Then, Mr. Chairman, I'd like to move that SUB2013-00222,
101 Lake Loreine, Section A, Block B, Lot 1, be deferred to the March 26, 2014 meeting per
102 my request.

103
104 Mr. Witte - Second.

105
106 Mr. Leabough - Motion by Mr. Branin, second by Mr. Witte. All in favor say
107 aye. All opposed say no. The ayes have it; the motion passes.

108
109 At the request of the Commission, the Planning Commission deferred SUB2013-00222,
110 Lake Loreine, Section A, Block B, Lot 1, to its March 26, 2014 meeting.

111
112 Ms. News - Staff is not aware of any further requests for deferrals.

113
114 Mr. Leabough - Thank you.

115
116 Mr. O'Kelly - Next, Mr. Chairman, members of the Commission, is the
117 expedited agenda. Those are cases where the staff and the applicant are in agreement,
118 there is no opposition, and they can be expedited. Those will be presented by Ms. Leslie
119 News.

120
121 Ms. News - Thank you, sir. There are four items on our expedited agenda
122 this morning. The first item is on page three of your agenda and located in the Varina
123 District. This is a transfer of approval for POD-02-08, Cracker Barrel at The Shops at
124 White Oak Village. Staff recommends approval.

125
126 **TRANSFER OF APPROVAL**

127
POD-02-08 **Forest City for Cole MT Richmond VA, LLC:** Request
POD2013-00049 for transfer of approval as required by Chapter 24, Section
Cracker Barrel at The 24-106 of the Henrico County Code from Laburnum
Shops at White Oak Investments, LLC and Laburnum Investment, LLC to Cole
Village – 4435 S. MT Richmond VA, LLC The 2.21-acre site is located in an
Laburnum Avenue existing shopping center on the east line of S. Laburnum
Avenue, approximately 1,800 feet north of Audubon Drive,
on parcel 814-717-5594. The zoning is B-3C, Business
District (Conditional) and ASO, Airport Safety Overlay
District. County water and sewer. **(Varina)**

128
129 Mr. Leabough - Is there anyone here in opposition to the transfer request for
130 POD-02-08 (POD2013-00049), Cracker Barrel at The Shops at White Oak Village? No
131 opposition. I move that the transfer request for POD-02-08 (POD2013-00049), Cracker
132 Barrel at The Shops at White Oak Village, be approved.

.33
134 Mr. Archer - Second.

135
136 Mr. Leabough - Motion by Mr. Leabough, second by Mr. Archer. All in favor
137 say aye. All opposed say no. The ayes have it; the motion passes.

138
139 The Planning Commission approved the transfer of approval request for POD-02-08
140 (POD2013-00049), Cracker Barrel at The Shops at White Oak Village, subject to the
141 standard and added conditions previously approved.

142
143 Ms. News - The next item is on page five of your agenda and located in
144 the Varina District. This is SUB2013-00214, White Oak Technology Park Portion of
145 Engineers Way (January 2014 Plan). This is a road dedication. There is an addendum
146 item on page one of your addendum, which includes a revised caption and revised
147 Condition #12. Staff recommends approval.

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156 **SUBDIVISION**

157

SUB2013-00214
White Oak Technology
Park - Portion of
Engineers Engineer's
Way (January 2014 Plan) -
Road Street Dedication

Timmons Group for Lumber Liquidators Services, LLC and Johnson Development: The 2.63-acre site proposed for a public road dedication within White Oak Technology Park is located at the existing terminus of White Oak Creek Drive, approximately 2,600 feet northeast of its intersection with Technology Boulevard, on part of parcel 851-705-5088. The zoning is M-2, General Industrial District. County water and sewer. **(Varina) 0 Lots**

158

159 Mr. Leabough - Is there anyone here in opposition to SUB2013-00214, White
160 Oak Technology Park – Portion of Engineers Way (January 2014 Plan)? There is no
161 opposition. Are there any questions from the Commission? No questions? I move that
162 SUB2013-00214, White Oak Technology Park – Portion of Engineers Way (January
163 2014 Plan), be approved subject to annotations on the plan, standard conditions for
164 subdivisions served by public utilities for road dedication, and conditions #11 through
165 #12, and #12 revised as noted in the addendum.

166

167 Mr. Branin - Second.

168

169 Mr. Leabough - Motion by Mr. Leabough, second by Mr. Branin. All in favor
170 say aye. All opposed say no. The ayes have it; the motion passes.

171

172 The Planning Commission granted conditional approval to SUB2013-00214, White Oak
173 Technology Park – Portion of Engineers Way (January 2014 Plan), subject to the
174 standard conditions attached to these minutes for subdivisions served by public utilities
175 for a road dedication, the annotations on the plans, and the following additional
176 conditions:

177

178 11. The proposed development is subject to Final Design Review Board (DRB)
179 approval. Any agreed upon changes by the DRB must be reflected in the
180 subdivision and any subsequent plans.

181 12. **REVISED** - The location of the proposed communication easement must be
182 agreed to by **the Director of Planning Henrico County** and the Economic
183 Development Authority prior to the recordation of the plat. Off site easements
184 shall be recorded by separate plat.

185

186 Ms. News - The next item is on page six of your agenda and located in
187 the Varina District. This is SUB2013-00215, White Oak Technology Park – Portion of
188 White Oak Creek Drive (January 2014 Plan). This is also a road dedication. There is an
189 addendum item on page one which includes a revision to Condition #12. Staff
190 recommends approval.

191

192

193

194 **SUBDIVISION**

195

SUB2013-00215
White Oak Technology
Park - Portion of White
Oak Creek Drive (January
2014 Plan) - Road
Dedication

Timmons Group for Economic Development Authority of Henrico County and Johnson Development: The 2.24-acre site proposed for a public road dedication within White Oak Technology Park is located between the existing terminus of White Oak Creek Drive and Elko Road, beginning approximately 2,600 feet northeast of the intersection of White Oak Creek Drive and Technology Boulevard, on part of parcel 849-704-6939. The zoning is M-2, General Industrial District. County water and sewer. **(Varina) 0 Lots**

196

197 Mr. Leabough - Is there anyone here in opposition to SUB2013-00215, White
198 Oak Technology Park – Portion of White Oak Creek Drive (January 2014 Plan)? There is
199 no opposition. Any questions from the commission? No questions? I move that
200 SUB2013-00215, White Oak Technology Park – Portion of White Oak Creek Drive
201 (January 2014 Plan), be approved subject to annotations on the plan, standard
202 conditions for subdivisions served by public utilities for road dedication, and conditions
203 #11 through #13, and #12 is revised in the addendum.

204

205 Mr. Witte - Second.

206

207 Mr. Leabough - Motion by Mr. Leabough, second by Mr. Witte. All in favor say
208 aye. All opposed say no. The ayes have it; the motion passes.

209

210 The Planning Commission granted conditional approval to SUB2013-00215, White Oak
211 Technology Park – Portion of White Oak Creek Drive (January 2014 Plan), subject to the
212 standard conditions attached to these minutes for subdivisions served by public utilities
213 for a road dedication, the annotations on the plans, and the following additional
214 conditions:

215

216 11. The proposed development is subject to Final Design Review Board (DRB)
217 approval. Any agreed upon changes by the DRB must be reflected in the
218 subdivision and any subsequent plans.

219 12. **REVISED** - The location of the proposed communication easement must be
220 agreed to by **the Director of Planning Henrico County** and the Economic
221 Development Authority prior to the recordation of the plat. Off site easements
222 shall be recorded by separate plat.

223 13. The plat for widening of Elko Road (State Route 156) shall be submitted for
224 review and recorded prior to recordation of the subdivision plat.

225

226 Ms. News - The final item is on page 14 of your agenda and located in
227 the Fairfield District. This is SUB2013-00209, Winston Glen (January 2014 Plan). Staff
228 recommends approval.

29

230 **SUBDIVISION**

231

SUB2013-00209
Winston Glen (January
2014 Plan) - 10221
Winston Boulevard

Koth Consulting, P.C. for Winston Glen, LLC: The 3.18-acre site proposed for a subdivision of 10 single-family dwellings is located on the east line of Winston Boulevard, at its intersection with Blackburn Road, and across the street from Winston Court and Winston Trace Circle, on parcel 772-763-8944. The zoning is R-3, One-Family Residential District. County water and sewer. **(Fairfield) 10 Lots**

232

233

234

Is there anyone here in opposition to SUB2013-00209, Winston Glen (January 2014 Plan)? There is no opposition.

235

236

237

238

239

Mr. Archer - Mr. Chairman, I move for approval of SUB2013-00209, Winston Glen (January 2014 Plan), subject to the annotations on the plan, standard conditions for subdivisions served by public utilities, and the additional conditions #13 through #15.

240

241 Mrs. Jones -

Second.

242

243

244

Mr. Leabough - Motion by Mr. Archer, second by Mrs. Jones. All in favor say aye. All opposed say no. The ayes have it; the motion passes.

245

246

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249

The Planning Commission granted conditional approval to SUB2013-00209, Winston Glen (January 2014 Plan), subject to the standard conditions attached to these minutes for subdivisions served by public utilities, the annotations on the plans, and the following additional conditions:

250

251

252

13. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.

253

254

255

14. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.

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264

15. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

265

266

Ms. News -

That completes our expedited agenda.

267

268 Mr. O'Kelly - Mr. Chairman, members of the Commission, next on your
269 agenda are Subdivision Extensions and there are none to present today to the
270 Commission. So that takes us to your regular agenda, which begins on page seven.

271
272 **SUBDIVISION**

273
SUB2014-00007 **Shadrach & Associates, LLC for Central Virginia
Village of Rocketts Investments/Rocketts Landing, LLC and WVS/Rocketts
Landing Resubdivision of Block 15 (February 2014 Plan) - 4906 Old Main
Street** **Landing:** The 0.581-acre site proposed for a subdivision of
residential townhouses for sale is located on the west line
of Old Main Street, south of its intersection with Rocketts
Way (private) on parcels 797-713-4320, 797-713-4223,
797-713-4126, 797-713-4128, 797-713-4031, 797-713-
4619, 797-713-4622, 797-713-4524, 797-713-4928, 797-
713-4627, and 797-713-4326. The zoning is UMUC, Urban
Mixed Use District (Conditional). City of Richmond water
and sewer. **(Varina) 12 Lots**

274
275 Mr. Leabough - Is there any opposition to SUB2014-0007, Village of Rocketts
276 Landing Resubdivision of Block 15 (February 2014 Plan)? There is no opposition.
277 Mr. Kennedy?

278
279 Mr. Kennedy - Mr. O'Kelly, would you mind reading the next two cases? I
30 want to present all three at the same time.

281
282 Mr. O'Kelly - They will require separate motions.

283
284 Mr. Kennedy - The post-conditional plats would revise the layouts for Blocks
285 13, 14, and 15 respectively. They were previously approved on the plan for Rocketts
286 Landing (November 2005 Plan). The revised conditional plats will permit construction of
287 an additional residential townhouse lot for sale within each of the subject blocks,
288 resulting in a total of three additional townhouse units in the development. Although the
289 additional lots would increase the density of the subject blocks, the ultimate number of
290 residential units in Rocketts Landing would be unchanged. So the overall density of the
291 entire site would stay the same.

292
293 The revised layout is a request by WVS, the developer of Rocketts Landing, because he
294 has selected a new builder who has a new product, and they want to change the layout
295 just a little bit. It has an alternative building design. The proposed layout and buildings
296 are consistent with the design guidelines approved for the Village of Rocketts Landing
297 project.

298
299 The applicant submitted a revised plan which addresses staff's concerns regarding
300 adequacy of access, fire protection, and access to the garages for each townhouse. In
301 addition, the developer and applicant have agreed to address the required screening

302 from the proposed alleys with a landscape plan to be submitted prior to plan final
303 approval.

304
305 Staff can now recommend approval of the revised conditional plats subject to the
306 annotations on the plans, standard conditions for conditional subdivisions of this type,
307 and Conditions #15 through #18 for the respective cases.
308

309 I do have an overall layout to show you. There it is. What they're doing is they're adding
310 one unit in this block or this row here, one unit in this row here, and one unit in this row
311 here. They all look basically the same. It has the same general character; it's just how
312 they're arranging it. Previously there was a two-story unit in this corner here. It was kind
313 of wide. And they want only three-story units exclusively. The three stories also have a
314 rooftop deck as an option. The two-story unit did not have that option.

315
316 With that I can recommend approval.

317
318 Mr. Leabough - Is the applicant here?

319
320 Mr. Kennedy - Just arrived.

321
322 Mr. Leabough - Good timing. Mr. Souter, would you please come forward?
323 Good morning.

324
325 Mr. Souter - Mr. Leabough, how are you?

326
327 Mr. Leabough - Doing well. The screening of the adjoining private streets and
328 common areas. You have no problems making certain that that's addressed at the time
329 the landscaping plan is submitted?

330
331 Mr. Souter- Could you show me exactly where you're talking about?

332
333 Mr. Kennedy - Landscaping. This area here, and this area here.

334
335 Mr. Leabough - So, Mr. Souter—

336
337 Mr. Souter - Yes, no problem.

338
339 Mr. Leabough - One of the items that was mentioned in the staff report was
340 that there was concern about screening of the adjoining private streets and the common
341 areas. So you're okay with addressing that at the time of the landscaping plan.

342
343 Mr. Souter - Yes, no problem.

344
345 Mr. Leabough - Thank you. Any questions from the Commission? All right.
346 Thank you, sir.

347

348 Mr. Souter - Thank you.

349
350 Mr. Leabough - If there are no questions, I move that SUB2014-0007, Village
351 of Rocketts Landing Resubdivision of Block 15 (February 2014 Plan), be approved
352 subject to annotations on the plans, standard conditions for residential townhomes for
353 sale, conditions #15 through #18 as noted on the agenda, and the revised plan as noted
354 in the addendum.

355
356 Mr. Branin - Second.

357
358 Mr. Leabough - Motion by Mr. Leabough, second by Mr. Branin. All in favor
359 say aye. All opposed say no. The ayes have it; the motion passes.

360
361 The Planning Commission granted conditional approval to SUB2014-0007, Village of
362 Rocketts Landing Resubdivision of Block 15 (February 2014 Plan), subject to the
363 standard conditions attached to these minutes for residential townhouses for sale, the
364 annotations on the plans, and the following additional conditions:

- 365
366 15. The proffers approved as part of Zoning Case C-55C-05 and the conditions
367 approved as part of Provisional Use Permit P-14-04 shall be incorporated in this
368 approval.
- 369 16. Fire lanes as designated by the Fire Marshall shall be provided on the
370 construction plan in accordance with the Virginia Statewide Fire Prevention Code
371 prior to approval of the final plat.
- 372 17. In accordance with Section 24-106(h)(2) of the County Zoning Ordinance, a
373 minimum of 22 feet of maneuvering space shall be provided behind each garage
374 parking space on the construction plan prior to approval of the final plat.
- 375 18. A landscape and lighting plan, in accordance with UMU design standards and
376 providing for the screening of the alleys and related HVAC, mechanical and utility
377 equipment, and dumpsters, shall be submitted to the Planning Department for
378 review and approval prior to approval of the final plat.

379
380 Mr. Leabough - Mr. Secretary?

381
382 Mr. O'Kelly - Yes, Mr. Chairman. Continuing on with the Village of Rocketts
383 Landing, we have SUB2014-00008. We are hearing these cases together. There are
384 additional ones that follow on the agenda. And there's also an addendum item for this
385 subdivision on page two of your addendum. Mr. Kennedy?

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396 **SUBDIVISION**

397
SUB2014-00008 **Shadrach & Associates, LLC for Central Virginia Investments/Rocketts Landing, LLC and WVS/Rocketts Landing:** The 0.169-acre site proposed for a subdivision of residential townhouses for sale, is located on the west line of Old Main Street (private), north of its intersection with Rocketts Way (private), on parcels 797-713-6412, 797-713-6409, 797-713-6407, and 797-713-6404. The zoning is UMUC, Urban Mixed Use District (Conditional). City of Richmond water and sewer. **(Varina) 5 Lots**
Village of Rocketts
Landing Resubdivision of
Block 14 (February 2014
Plan) – 4941 Old Main
Street

398
399 Mr. Kennedy - The same presentation was for all three, but separate
400 motions are required.

401
402 Mr. Leabough - Okay. Any questions from the Commission regarding
403 SUB2013-00008? Is there anyone here in opposition to SUB2014-0008, Village of
404 Rocketts Landing Resubdivision of Block 14 (February 2014 Plan)? There is no
405 opposition. I move that SUB2014-0008, Village of Rocketts Landing Resubdivision of
406 Block 14 (February 2014 Plan), be approved subject to annotations on the plans,
407 standard conditions for residential townhomes for sale, conditions #15 through #18, and
408 the revised plan as noted in the addendum.

409
410 Mr. Archer - Second.

411
412 Mr. Leabough - Motion by Mr. Leabough, second by Mr. Archer. All in favor
413 say aye. All opposed say no. The ayes have it; the motion passes.

414
415 The Planning Commission granted conditional approval to SUB 2013-00008? Is there
416 anyone here in opposition to SUB2014-0008, Village of Rocketts Landing Resubdivision
417 of Block 14 (February 2014 Plan), subject to the standard conditions attached to these
418 minutes for residential townhouses for sale, the annotations on the plans, and the
419 following additional conditions:

- 420
421 15. The proffers approved as part of Zoning Case C-55C-05 and the conditions
422 approved as part of Provisional Use Permit P-14-04 shall be incorporated in this
423 approval.
424 16. Fire lanes as designated by the Fire Marshall shall be provided on the
425 construction plan in accordance with the Virginia Statewide Fire Prevention Code
426 prior to approval of the final plat.
427 17. In accordance with Section 24-106(h)(2) of the County Zoning Ordinance, a
428 minimum of 22 feet of maneuvering space shall be provided behind each garage
429 parking space on the construction plan prior to approval of the final plat.
430 18. A landscape and lighting plan, in accordance with UMU design standards and
431 providing for the screening of the alleys and related HVAC, mechanical and utility

432 equipment, and dumpsters, shall be submitted to the Planning Department for
433 review and approval prior to approval of the final plat.

434
435 **SUBDIVISION**
436

SUB2014-00009 **Shadrach & Associates, LLC for Central Virginia Investments/Rocketts Landing, LLC and WVS/Rocketts Landing:** The 0.517-acre site proposed for a subdivision of 6 residential townhouses for sale, is located on the west line of Old Main Street (private), north of its intersection with Rocketts Way (private), on parcel 797-713-3445. The zoning is UMUC, Urban Mixed Use District (Conditional). City of Richmond water and sewer. **(Varina) 6 Lots**

437
438 Mr. Leabough - Is there anyone here in opposition to SUB2014-00009,
439 Village of Rocketts Landing Resubdivision of Block 13 (February 2014 Plan)? There is
440 no opposition, so I move that SUB2014-00009, Village of Rocketts Landing
441 Resubdivision of Block 13 (February 2014 Plan), be approved subject to annotations on
442 the plans, standard conditions for residential townhomes for sale, conditions #15 through
443 #18 as noted in the agenda, and the revised plan noted in the addendum.

444
445 Mr. Witte - Second.

446
447 Mr. Leabough - Motion by Mr. Leabough, second by Mr. Witte. All in favor say
448 aye. All opposed say no. The ayes have it; the motion passes.

449
450 The Planning Commission granted conditional approval to SUB2014-00009, Village of
451 Rocketts Landing Resubdivision of Block 13 (February 2014 Plan), subject to the
452 standard conditions attached to these minutes for residential townhouses for sale, the
453 annotations on the plans, and the following additional conditions:

- 454
455 15. The proffers approved as part of Zoning Case C-55C-05 and the conditions
456 approved as part of Provisional Use Permit P-14-04 shall be incorporated in this
457 approval.
- 458 16. Fire lanes as designated by the Fire Marshall shall be provided on the
459 construction plan in accordance with the Virginia Statewide Fire Prevention Code
460 prior to approval of the final plat.
- 461 17. In accordance with Section 24-106(h)(2) of the County Zoning Ordinance, a
462 minimum of 22 feet of maneuvering space shall be provided behind each garage
463 parking space on the construction plan prior to approval of the final plat.
- 464 18. A landscape and lighting plan, in accordance with UMU design standards and
465 providing for the screening of the alleys and related HVAC, mechanical and utility
466 equipment, and dumpsters, shall be submitted to the Planning Department for
467 review and approval prior to approval of the final plat.

470 **SUBDIVISION**

471

SUB2013-00218
Sadler Green (February
2014 Plan) - 4680 Sadler
Road

Werner Engineering for Danielle & Kevin Kenny and Emerald Builders, LLC: The 0.39-acre site proposed for a subdivision of 1 single-family dwelling is located on the west line of Sadler Road, approximately 150 feet south of Sadler Green Place, on parcel 747-766-4732. The zoning is R-3AC, One-Family Residential District (Conditional). County water and sewer. **(Three Chopt) 1 Lot**

472

473 Mr. Leabough - Is there anyone here in opposition to SUB2013-00218, Sadler
474 Green (February 2014 Plan)? There is no opposition. Ms. Goggin?

475

476 Ms. Goggin - Good morning.

477

478 Mr. Leabough - Good morning.

479

480 Mr. Archer - Good morning, Ms. Goggin.

481

482 Ms. Goggin - This conditional subdivision, a 0.39-acre parcel, proposes
483 one lot adjacent to the 30-lot Sadler Green subdivision. That subdivision is right here.
484 This site recently received a proffer amendment to allow 31 lots to be developed on the
485 property. The remainder of the original proffers ensures that this new development will
486 be compatible with the existing neighborhood.

487

488 Per Public Utilities, an offsite sewer extension will be required for this property. The
489 existing utility easement between lots to a manhole in Sadler Green Place cannot be
490 used for sanitary sewer extension due to insufficient grade availability--

491

492 Mr. Leabough - Ms. Goggin, I'm sorry. Do you mind pulling the microphone
493 closer? It's hard for us to hear.

494

495 Ms. Goggin - I apologize.

496

497 Mr. Leabough - Thank you.

498

499 Ms. Goggin - Is there a particular spot you'd like me to go back to?

500

501 Mr. Leabough - No, you're okay.

502

503 Ms. Goggin - No? Okay. Or for installation of a grinder pump with force
504 main. A sewer shed map will be needed with the utility plan submittal to determine how
505 the existing sanitary sewer within the sewer shed will best serve this property and allow
506 service to other properties.

507

508 The staff recommends approval subject to the annotations on the plan, the standard
509 conditions for subdivisions served by public utilities, and additional conditions #13
510 through #17 in the agenda. Mark Rempe from Emerald Builders is here should you have
511 any questions for him. And I would be happy to answer any questions the commission
512 may have of me.

513

514 Mr. Leabough - Any questions for Ms. Goggin?

515

516 Mr. Branin - No, but I would like to speak to Public Works, Traffic.

517

518 Ms. Smidler - Good morning. My name is Sharon Smidler. I'm the assistant
519 traffic engineer in the Department of Public Works.

520

521 Mr. Branin - Good morning, Ms. Smidler; how are you?

522

523 Ms. Smidler - Good.

524

525 Mr. Branin - It's been a long, long wait for Sadler to be widened, extended,
526 straightened. You guys have looked at this case closely to make sure that when Sadler
527 is widened this approval won't affect that nor will the widening affect this approval.
528 Correct?

529

530 Ms. Smidler - Correct.

31

532 Mr. Branin - And you guys are comfortable with it.

533

534 Ms. Smidler - Correct.

535

536 Mr. Branin - You're comfortable with the sight distances.

537

538 Ms. Smidler - Yes.

539

540 Mr. Branin - Okay. Just making sure.

541

542 Ms. Smidler - Okay.

543

544 Mr. Branin - Thank you.

545

546 Ms. Smidler - Thank you.

547

548 Mr. Leabough - Other questions for Ms. Smidler? Thank you. Would you like
549 to hear from the applicant, sir?

550

551 Mr. Branin - I don't think that's necessary.

552

3 Mr. Leabough - Okay. I believe a motion is in order.

554
555 Mr. Branin - Well thank you, Mr. Chairman. Mr. Chairman, with your
556 approval, I would like move forward with my motion for SUB2013-00218, Sadler Green
557 (February 2014 Plan), subject to the annotations on the plan, standard conditions for
558 subdivisions served by public utilities, and the following additional conditions #13 through
559 #17.

560
561 Mr. Archer - Second.

562
563 Mr. Leabough - Motion by Mr. Branin, second by Mr. Archer. All in favor say
564 aye. All opposed say no. The ayes have it; the motion passes.

565
566 The Planning Commission granted conditional approval to SUB2013-00218, Sadler
567 Green (February 2014 Plan), subject to the standard conditions attached to these
568 minutes for subdivisions served by public utilities, the annotations on the plans, and the
569 following additional conditions:

- 570
571 13. At least sixty days prior to recordation of the plat, a draft of the covenants and
572 deed restrictions for the maintenance of the common area shall be submitted to
573 the Department of Planning for review. Such covenants and restrictions shall be in
574 form and substance, satisfactory to the County Attorney and shall be recorded
575 prior to recordation of the subdivision plat.
576 14. The details for the landscaping to be provided within the 15-foot wide planting
577 strip easement along Sadler Road shall be submitted to the Department of
578 Planning for review and approval prior to recordation of the plat.
579 15. Any necessary offsite drainage easements must be obtained prior to final
580 approval of the construction plan by the Department of Public Works.
581 16. The proffers approved as part of zoning cases C-04C-99 and REZ2013-00001
582 shall be incorporated in this approval.
583 17. The final plat for recordation shall contain information showing The Chesapeake
584 Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72
585 (18), of the Henrico County Code, as determined by the Director of Public Works.

586
587 **LANDSCAPE AND LIGHTING PLAN**

588
POD2013-00432 and **Eagle Construction of Virginia, LLC for M|E Shire,**
POD2013-00433 **LLC:** Request for approval of a landscape plan and a
Shire Place - 11901 lighting plan, as required by Chapter 24, Sections 24-106
Church Road and 24-106.2 of the Henrico County Code. The 6.673-acre
site is located on the south line of John Rolfe Parkway,
between Glen Eagles Drive and Pump Road, on parcel
739-754-5421. The zoning is RTHC, Residential
Townhouse District (Conditional). County water and sewer.
(Tuckahoe)

589

590 Mr. Leabough - Is there anyone here in opposition to the landscape and
591 lighting plan for POD2013-00432 and POD2013-00433, Shire Place? There is no
592 opposition. Mr. Kennedy? And I'll ask you the same thing: Do you mind pulling the mike
593 closer? Thank you.

594
595 Mr. Kennedy - This plan provides for both common area and individual unit
596 landscaping and lighting for Shire Place, a 45-unit townhouse for sale project. Shire
597 Place is currently under construction. It's located along the southern line of John Rolfe
598 Parkway between Glen Eagles Drive and Pump Road. The plan is associated with the
599 proffers of zoning case C-27C-06. The proffers require a 15-foot-wide buffer along the
600 southern property line here abutting the Sutton subdivision. In addition, it also requires a
601 decorative wrought iron fence along the eastern—excuse me—western, southern,
602 eastern property lines. These three here. But none along John Rolfe Parkway.

603
604 The proffers also limit light fixtures to a maximum height of 16 feet and require them to
605 be non-glare, decorative style, and residential in character. The plan satisfied both the
606 proffer and code requirements. Landscaping along the three frontages satisfies or
607 exceeds the transitional buffer requirements of the 25-foot transitional buffer along the
608 street. And buffer landscaping is shown on the subsequent sheets. Because of the
609 quantity of proposed landscaping you can't show it on this overall plan.

610
611 In addition, an evergreen screen consisting of a variety of evergreen shrubs and trees is
612 provided along the Sutton subdivision here. It's most heavily planted in the area where it
613 is closest to Sutton. There is a retaining wall along that area and the fence, a wrought-
614 iron style fence with brick columns. The landscaping will be on the top of the retaining
615 wall and at the bottom of the retaining wall to screen it.

616
617 The lighting plan proposes "carriage-style" lighting fixtures on 12-foot-high poles along
618 the interior drives and decorative bollard style lighting within these little internal areas
619 here. In addition, each of the buildings will have two carriage fixtures on the front and
620 carriage fixtures on the back to light the alleys and the front walks.

621
622 The proffered fence is four and a half feet in height and the proffered brick columns are
623 approximately five and a half feet in height. The brick screening wall is approximately six
624 feet in height and will screen the alleys from John Rolfe Parkway here and here. The
625 plan also provides for an entrance feature on Glen Eagles Drive and an entrance sign
626 here as well.

627
628 With that I can recommend approval. They've addressed staff's concerns and meet all
629 the code requirements.

630
631 Mr. Leabough - Any questions for Mr. Kennedy?

632
633 Mrs. Jones - Mr. Kennedy, I have not had any communication from the
634 neighbors as this has moved along. Are there folks who have contacted you this week?

636 Mr. Kennedy - No. I think they were all satisfied at the community meeting
637 held at the Eagle design center at West Broad Village.

638
639 Mrs. Jones - Well, I know that the comments we heard in large part were
640 complimentary. This builder has done a lot in the area. I think his product is well known
641 and the quality is well known. I wanted to thank you for your thoughtful oversight of the
642 landscape and lighting plan. I think some of the choices that were made are well suited
643 for this environment and hopefully will be a big complement, so thank you for your work
644 on this.

645
646 I have no more questions for Mr. Kennedy. I would like to ask the applicant just one
647 quick thing. I'm sorry to make you haul across all of those chairs.

648
649 Mr. Andy Walls - Good morning, I'm Andy Walls.

650
651 Mrs. Jones - Good morning. Thank you for being here, and thank you for a
652 good project. I did want to ask you about your timing. Earth is moving, things are going.
653 Tell me what your general guestimate is on this.

654
655 Mr. Andy Walls - For completion or the next step?

656
657 Mrs. Jones - Well, both.

658
659 Mr. Andy Walls - Okay. If the weather cooperates at all today, we hope to sod
660 most of the area along John Rolfe Parkway this week and next week install a large
661 portion of the trees along that. In following weeks, two weeks, we should be able to do a
662 fair amount of landscaping along the right side of the entrance from Glen Eagles Drive.

663
664 Mrs. Jones - Okay.

665
666 Mr. Andy Walls - The left side is now encumbered by a BMP. So until we can
667 fill that in, we can't do a lot of work there. So we're working through some stabilization
668 issues. Once we get that, then we'll fill in the BMP and finish the entrance. A lot of the
669 work along Sutton will be put in in the next two to three weeks. There is an area along
670 John Rolfe Parkway where we have a large spoil pile which will remain in place. Once
671 that's removed, we will finish the perimeter.

672
673 Mrs. Jones - But you can get a substantial amount of landscaping started
674 now.

675
676 Mr. Andy Walls - Absolutely.

677
678 Mrs. Jones - I think that will certainly make this project. And the sooner it
679 starts growing the better it does. I do want to note there have been some challenges with
680 the elevations and the topography of that area. I think we've had a nice solution of that.
681 Thank you for that. I look forward to a very, very nice project when it's all finished.

682
683 Mr. Andy Walls - Thank you very much.
684
685 Mrs. Jones - Okay.
686
687 Mr. Leabough - Any other questions from the Commission?
688
689 Mr. Branin - Mr. Walls? Have you already installed irrigation?
690
691 Mr. Andy Walls - Yes.
692
693 Mr. Branin - Okay. So you are—
694
695 Mr. Andy Walls - In the area that we're—
696
697 Mr. Branin - That are about to be planted. So you are 100 percent ready
698 to start popping trees in.
699
700 Mr. Andy Walls - Yes, I am.
701
702 Mr. Branin - Okay.
703
704 Mr. Leabough - Thank you, sir.
05
706 Mr. Andy Walls - Thank you.
707
708 Mrs. Jones - All right. With that I would like to make a motion for approval
709 of the landscape and lighting plan for POD2013-00423 and POD2013-00433, Shire
710 Place. This is subject to the annotations on the plan and standard conditions for
711 landscape and lighting plans.
712
713 Mr. Branin - Second.
714
715 Mr. Leabough - Motion by Mrs. Jones, second by Mr. Branin. All in favor say
716 aye. All opposed say no. The ayes have it; the motion passes.
717
718 The Planning Commission approved the landscape and lighting plan for POD2013-
719 00423 and POD2013-00433, Shire Place, subject to the standard conditions attached to
720 these minutes for landscape and lighting plans.
721
722
723
724
725
726
?7

728 **PLAN OF DEVELOPMENT**

729

POD2014-00017 **Kimley-Horn and Associates, Inc. for Spirit Master Funding III, LLC and Aldi, Inc.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing restaurant and construct a one-story, 16,391 square-foot grocery store. The 1.407-acre site is located at the northwest corner of the intersection of N. Parham Road and Starling Drive, on parcel 753-746-8492. The zoning is B-1, Business District. County water and sewer. **(Tuckahoe)**

730

731 Mr. Leabough - Is there anyone here in opposition to POD2014-00017, Aldi
732 Grocery Store? There's no opposition. Ms. Crady, good morning

733

734 Ms. Crady - Good morning. The proposed plan replaces the existing
735 vacant Topeka's Steakhouse and Saloon building on Parham Road with a new retail
736 grocery store. The proposed Aldi will be the first store that's being located in Henrico
737 County as the national grocer expands into the Richmond area market.

738

739 The building is primarily brick with a split-face block base. The applicant has provided
740 clerestory windows along the North Parham Road and Starling Drive elevations letting
741 natural light into the building, as well as some diamond accent features on the brickwork
742 along the walls and within the decorative pilasters. In addition, the applicant has added a
743 six-foot brick screen wall adjacent to the loading dock truck well and a masonry screen to
744 match the building materials was provided around the cart corrals adjacent to the
745 customer entrance. The entrance is here on your plan.

746

747 Previously staff had not received confirmation from all reviewing agencies that the
748 dumpster location shown on staff's plan was a viable option. However, staff has received
749 additional information from other agency staff and can recommend approval for the
750 dumpster in that location with the additional masonry screening as shown on your staff
751 plans.

752

753 Staff was contacted by several interested parties concerning anticipated changes to
754 traffic flow, delivery hours, and other issues. The Department of Public Works, Traffic
755 Division, has reviewed the plan with respect to access, truck maneuverability, anticipated
756 traffic volumes, and internal circulation, and can now recommend approval to the plan.
757 Aldi has informed staff that the schedule for deliveries is generally one truck per day and
758 has expressed the intent to schedule the delivery time outside of the peak hours for the
759 surrounding businesses, which would include the Starling Child Care and the
760 McDonald's, which have some peak hours.

761

762 Staff recommends approval subject to the annotations on the plan, the added condition
763 #9 in your addendum, and conditions listed in your agenda, and also the revised

764 elevation found in your addendum. A waiver of time limits will be required for the
765 addendum elevation.

766
767 The applicant, Josh Walls with Aldi, as well as his engineer, David Ellington of Kimley-
768 Horn are both here to answer any questions you may have of them. And I'm happy to
769 answer any questions of staff.

770
771 Mr. Leabough - Are there any questions for Ms. Crady?

772
773 Mrs. Jones - I have none for Ms. Crady, but I'd like to hear from Mr. Walls.

774
775 Mr. Leabough - Mr. Walls, would you please come forward?

776
777 Mr. Josh Walls - Good morning.

778
779 Mrs. Jones - If you could just state your name for the record. These are
780 recorded minutes.

781
782 Mr. Josh Walls - Yes. My name is Josh Walls. I'm the director of Real Estate
783 for Aldi Incorporated. Can you guys hear me?

784
785 Mr. Leabough - Yes.

786
787 Mrs. Jones - Okay. I wanted you to come forward for several reasons. I'm
788 pleased and proud to have the first Aldi in our district here in Henrico County. I think that
789 there is a concept that we may not all be familiar with. I wanted you to spend—just for
790 the benefit of the other commissioners—a few minutes telling us a few things about Aldi,
791 since we're not familiar with the brand, and what the vision is so that everyone can be on
792 the same page as we are now. If you would, please.

793
794 Mr. Josh Walls - We've been in the United States since 1976. We currently
795 have about 1,300 stores and we're in rapid expansion. We offer exclusive brands, so it's
796 a private label. So when you walk into one of our stores, it's five aisles. It's very simple. A
797 10,000-square-foot sales floor. So we have one of each item. So when somebody comes
798 in we'll have one catsup that meets or exceeds our competitor, but you're saving 20 to
799 30 percent from our competitor. We also have a lot of fresh produce and meat. And so
800 right now we're getting into more organics, healthier foods. So it's a quick process
801 coming in and out. The sales floor just flows around and into the checkout lanes. We hire
802 about 14 to 18 employees per store. We thrive off of productivity, so our cashiers also
803 stock the trucks. So when you go into one of our stores, the employees are constantly
804 working, helping out customers. The big thing with our stores too, especially with the first
805 one in Richmond, people are going to have to learn our system. To get a cart, you have
806 to put a quarter in it. But it's amazing, though, because I never have a cart in the parking
807 lot. It's an efficient system that just takes a little bit of time.

808

809 I'm excited about coming to Richmond. If you look at a map, at our expansion, there's a
810 big hole in Virginia, and you don't see any of our stores. We're very successful in the
811 northeast and down south. I recently moved down to Richmond six months ago to start
812 this expansion. I plan on hopefully putting five stores in Henrico County. Of course it
813 takes time to get stuff under contract. This is my first one in Henrico County that I've
814 signed a contract with.

815
816 Mrs. Jones - Could you tell us the scope of the operation? You are
817 worldwide.

818
819 Mr. Josh Walls - Correct. We are worldwide. In Germany, we're almost fully
820 expanded. When you go over to Germany, we're like a Harris Teeter over there where
821 everybody knows about us. Harris Teeter? Sorry, Kroger here. Everybody knows about
822 us. And we're starting to have that same image here. Of course our sister, Trader Joes,
823 who the company also owns, has a cult-like feeling. People will travel 50 miles to shop
824 there. We're starting to have the same success with that. You go up into Maryland, down
825 to North Carolina—people know about us. They look for us, and they want us to come.

826
827 Of course there's always a little concern when you're the first store to come into an area,
828 because what are we about, how do we operate. We just got awarded retailer of the year
829 for private label. So it's been a huge success over the past six years for us.

830
831 Mrs. Jones - Thank you.

832
833 Mr. Branin - So your closest store going north is?

834
835 Mr. Josh Walls - Fredericksburg.

836
837 Mr. Branin - Fredericksburg. Oh, so you do have one in Fredericksburg?

838
839 Mr. Josh Walls - Yes, sir.

840
841 Mr. Branin - Where in Fredericksburg?

842
843 Mr. Josh Walls - We have four of them in there, if you include Stafford. Our
844 newest one is off of Route 17 north near the Walmart, across from GEICO.

845
846 Mr. Branin - Okay, in Celebration.

847
848 Mr. Josh Walls - Yes.

849
850 Mr. Branin - Okay. And down south where?

851
852 Mr. Josh Walls - Rocky Mount would be the closest one to here, but Raleigh is
853 our biggest expansion area right now.

854

855 Mr. Branin - Okay.

856

857 Mr. Witte - When do you plan to open this store?

858

859 Mr. Josh Walls - Well, it only takes me—I handle site procurement and
860 construction. It takes me six months to build a store. I could probably do it in five
861 depending on the site work. So as soon as I get approvals, I'll close on the land, and I
862 can go full forward. So I hope to open it at least by January.

863

864 Mr. Witte - Okay.

865

866 Mr. Archer - Have you identified any additional potential sites in Henrico?

867

868 Mr. Josh Walls - Yes, sir. I am currently negotiating contracts on those.

869

870 Mr. Archer - Can you tell us where they are?

871

872 Mr. Josh Walls - I'm sorry, I wish I could.

873

874 Mr. Archer - I didn't think you could.

875

876 Mr. Josh Walls - They are in each of your districts.

877

878 Mr. Archer - Oh, okay.

879

880 Mr. Branin - Five districts, five stores.

881

882 Mrs. Jones - I am just happy that Tuckahoe is breaking the ground here.

883

884 Mr. Branin - And it's a first.

885

886 Mrs. Jones - I knew you'd say that.

887

888 Mr. Witte - And the Brookland District will be the largest and best,
889 correct?

890

891 Mr. Josh Walls - Yes, sir.

892

893 Mrs. Jones - Mr. Walls, we have a little bit of district competition going on.

894

895 Mr. Branin - There is never any competition amongst this Commission.
896 Listen, you could probably put two or three in the Three Chopt District. We have plenty of
897 room for you.

898

899 Mr. Josh Walls - I agree. In looking at the—if you look at the map and
900 expansion with Henrico, it really fits our model with going into the—where the other

901 retailers are expanding. So we're looking forward to coming in here and setting an image
902 for ourselves.

903
904 Mrs. Jones - I think if customers get used to things like a cart for their
905 shopping, and then returning it, packing their own groceries, and a little bit of a
906 warehouse feel—but when that translates to savings, I think it's going to have a real
907 niche. And obviously, as we chatted the other day, I wish you well. I think this is a good
908 project.

909
910 I wanted to thank you publically for the revisions that you made. I think the building, the
911 site will be a nice complement to that area. And I really do think that it will be successful,
912 and we're happy to have you. Is there anything else?

913
914 Mr. Leabough - Anything else?

915
916 Mrs. Jones - Okay. We've covered the waterfront. That is a private
917 agreement that you have for the access. And you and the other folks will try your best to
918 work that out amicably. That's something I hope that also will happen. The fact that you
919 have a supply truck as supposed to individual vendors I think will be a big help for that
920 kind of traffic flow. So, I have no more questions. I'm ready for a motion unless there's
921 someone else. Okay?

922
923 Mr. Leabough - Thank you.

924
925 Mrs. Jones - Thank you. I'd like to move first to waive the time limits for the
926 revised architectural.

927
928 Mr. Archer - Second.

929
930 Mr. Leabough - Motion to waive the time limits for the receipt of the revised
931 architectural by Mrs. Jones. All in favor say aye. All opposed say no. The ayes have it;
932 the motion passes.

933
934 Mrs. Jones - And now I'd like to move for approval of POD2014-00017,
935 Aldi Grocery Store, at 1776 North Parham Road. This is in addition to standard
936 conditions for developments of this type, the additional conditions #29 through #33 that
937 are noted in the agenda, and the revised architectural, revised recommendation, and
938 the added condition #9 amended, which is on the addendum.

939
940 Mr. Branin - Second.

941
942 Mr. Leabough - Motion by Mrs. Jones, second by Mr. Branin. All in favor say
943 aye. All opposed say no. The ayes have it; the motion passes.

944

945 The Planning Commission approved POD2014-00017, Aldi Grocery Store, subject to the
946 annotations on the plans, the standard conditions attached to these minutes for
947 developments of this type, and the following additional conditions:
948

- 949 **9A. AMENDED** - A detailed landscaping plan shall be submitted to the Department of
950 Planning for review and Planning Commission approval prior to the issuance of any
951 occupancy permits.
- 952 29. The right-of-way for widening of N. Parham Road as shown on approved plans
953 shall be dedicated to the County prior to any occupancy permits being issued. The
954 right-of-way dedication plat and any other required information shall be submitted
955 to the County Real Property Agent at least sixty (60) days prior to requesting
956 occupancy permits.
- 957 30. A concrete sidewalk meeting County standards shall be provided along the west
958 side of N. Parham Road
- 959 31. Outside storage shall not be permitted.
- 960 32. Approval of the construction plans by the Department of Public Works does not
961 establish the curb and gutter elevations along the Henrico County maintained
962 right-of-way. The elevations will be set by Henrico County.
- 963 33. The location of all existing and proposed utility and mechanical equipment
964 (including HVAC units, electric meters, junctions and accessory boxes,
965 transformers, and generators) shall be identified on the landscape plan. All
966 building mounted equipment shall be painted to match the building, and all
967 equipment shall be screened by such measures as determined appropriate by the
968 Director of Planning or the Planning Commission at the time of plan approval.
969

970 **PLAN OF DEVELOPMENT AND LIGHTING PLAN**
971

POD2014-00019
Raceway - 2401
Mechanicsville Turnpike
(U.S. Route 360)

**Townes Site Engineering, P.C. for JED LTD, LLC and
Racetrac Petroleum, Inc.:** Request for approval of a plan
of development and lighting plan, as required by Chapter
24, Section 24-106 of the Henrico County Code, to
construct a one-story, 2,822 square-foot convenience
store with fuel pumps. The 1.46-acre site is located at the
northeast corner of the intersection of Mechanicsville
Turnpike (U.S. Route 360) and Bloom Lane, on parcel
799-728-5584 and part of parcel 799-729-9210. The
zoning is B-3, Business District, and M-1C, Light Industrial
District. County water and sewer. **(Fairfield)**

972
973 Mr. Leabough - Is there anyone here in opposition to POD2014-00019,
974 Raceway? There is no opposition. Ms. Crady?

975
976 Ms. Crady - Good morning again.
977

978 Since the preparation of the agenda, staff received documentation necessary for the
79 director of Public Works to grant the needed access management waiver to permit the

980 entrance to Bloom Lane with a centerline less than 150 feet from the edge of pavement
981 off Mechanicsville Turnpike. The Department of Public Works, Traffic Division, can now
982 recommend approval.

983
984 The applicant will continue to coordinate with staff to address security concerns raised by
985 the Division of Police. During building plan review, the applicant will be implementing a
986 controlled access situation to the rear of the building by either enclosing one end of the
987 wall, the brick screen wall, and adding gates or other controlled access devices they will
988 negotiate during building plan.

989
990 The proposed building is brick with parapet walls. The proposed canopy posts will be
991 brick wrapped to match the building as well, on the fuel center. The screen wall in the
992 rear of the building and the dumpster enclosure shall be brick to match the building also.
993 The lighting plan is also included and meets and exceeds minimum security standards
994 and complies with the County's lighting policies to eliminate light trespass and glare to
995 adjacent properties and rights-of-way. The proposed fixtures will be LED and concealed
996 source. Here is a picture of the canopy with the brick wrapped to the top.

997
998 Staff recommends approval subject to the annotations on the plan, standard conditions
999 for convenience stores with fuel pumps in a B-3 zone, and the added conditions #11B
1000 and #29 through #40 in your agenda. Jason Wilkins with Townes Engineering is here as
1001 well as Todd DuPlantis with Raceway. And I'm happy to answer any questions you may
1002 have of staff.

1003
1004 Mr. Leabough - Any questions for Ms. Crady? Thank you. Mr. Archer?

1005
1006 Mr. Archer - I'd like to hear from the applicant, please.

1007
1008 Mr. Leabough - Would the applicant please come forward?

1009
1010 Mr. Archer - Thank you, Ms. Crady.

1011
1012 Mr. Branin - Don't rush, gentlemen.

1013
1014 Mr. Leabough - Please state your name for the record.

1015
1016 Mr. Wilkins - Good morning. My name is Jason Wilkins. I'm with Townes
1017 Site Engineering representing Racetrac. And Todd DuPlantis is here as well. I'm happy
1018 to answer any questions.

1019
1020 Mr. Archer - Good morning, sir. We didn't want you to come here and
1021 have to sit back there and do nothing. In terms of the product that will be available in the
1022 convenience store, you're next to a rather sizeable community, Central Gardens. What
1023 are you planning to sell in this store?

1024

1025 Mr. Wilkins - I think Mr. DuPlantis would probably be better to answer that
1026 question.
1027
1028 Mr. Archer - I thought he might. Good morning, sir.
1029
1030 Mr. DuPlantis - Good morning. For the record, I am Todd DuPlantis with
1031 Raceway. The products that we can offer in the store are the typical convenience store
1032 products that people want in the community, you know, soda, breakfast items, lunch
1033 items. There won't be anything that's sold out of there that would be obviously, you
1034 know, illegal or anything. But it's going to be the typical convenience store items that
1035 people and customers want.
1036
1037 Mr. Archer - Will there be a food counter?
1038
1039 Mr. DuPlantis - Excuse me?
1040
1041 Mr. Archer - Will there be a food counter?
1042
1043 Mr. DuPlantis - That I'm not sure yet. We haven't decided that yet because
1044 we haven't actually—we're still working on the actual design of the interior of the
1045 building. Once we get through today then we're going to hone down on the actual layout
1046 of the inside of the building. We have a typical layout for the inside of the building, but
1047 certain areas warrant certain things like, you know, whether it be a Subway sandwich
1048 type of shop or—I'm not sure exactly what we're going to offer in there yet.
1049
1050 Mr. Archer - How many gas pumps would you typically have?
1051
1052 Mr. DuPlantis - How many do we have on this one?
1053
1054 [Indistinct conversation.]
1055
1056 Mr. DuPlantis - It's eight pumps. Yes, eight islands with 16 fueling positions.
1057
1058 Mr. Archer - Okay. All right. Sizeable. All right. That's all I have. Anybody
1059 else have a question? I did want to note that in the addendum this morning your
1060 expression of willingness to cooperate with the police department—
1061
1062 Mr. DuPlantis - Yes.
1063
1064 Mr. Archer - —and Ms. Vann, is everything okay? Okay.
1065
1066 Mr. DuPlantis - Yes. We met with them already. And, of course, they
1067 expressed some concerns in that area. We've already committed to going above and
1068 beyond what we typically do at a Raceway, which is fence in the whole back area all the
1069 way up to the dumpster. So the whole back area is going to be completely enclosed

1070 similar to the Wawa out on Brook, I believe it is. Very similar to that store, how they
1071 closed it all in with landscaping to make it as secure as we possibly can.

1072
1073 Mr. Archer - Okay. We appreciate that.

1074
1075 Mr. DuPlantis - With good visibility as well.

1076
1077 Mr. Archer - We take safety not very lightly in Henrico.

1078
1079 Mr. DuPlantis - Well, we don't either.

1080
1081 Mr. Archer - All right. Thank you, sir.

1082
1083 Mr. Leabough - Just a quick question regarding traffic. Maybe you can't
1084 answer that, but perhaps the traffic engineer could. That's a lot of pumps. What are the
1085 traffic projections for the site? And maybe Ms. Smidler could address that.

1086
1087 Mr. DuPlantis - Well, I can answer it to some degree. Typically, when we do
1088 traffic studies, typically what we prove is that what we're doing is we're capturing the
1089 traffic that's already on the roadway. So by offering the number of fueling positions that
1090 we offer and good access, cars are going to come in, they're going to fuel up, and they're
1091 going to get back on the main road. They're not going to have any backing up of traffic
1092 on the highway. I mean, traffic flow is going to be there the way we design it. That's why
1093 we have a certain number of dispensers, which is also based on the traffic count that's
1094 out on the roadway. So we know, you know, if it's 50,000 cars or whatever that number
1095 is that's there now, and a percentage based on our traffic study, what we expect to bring
1096 into the site, and how do we get them in, fuel them, and get them back on the roadway
1097 as quick as possible, because it is a convenience store.

1098
1099 Mr. Leabough - I'm good. Thank you.

1100
1101 Mr. DuPlantis - You're welcome.

1102
1103 Mr. Leabough - Thank you, sir. Are there other questions? Mr. Archer, there
1104 are no more questions.

1105
1106 Mr. Archer - All right. Thank you, sir. With that, Mr. Chairman, I would like
1107 to say that this looks like it will be a very welcomed addition to an aging corridor that is
1108 slowly beginning to spring back to life. And so with that I will move for approval of
1109 POD2014-00019, Raceway, subject to standard conditions for developments of this type,
1110 additional conditions #11B and #29 through #40, and the staff recommendation that's in
1111 the addendum.

1112
1113 Mrs. Jones - Second.

1114

1115 Mr. Leabough - Motion by Mr. Archer, second by Mrs. Jones. All in favor say
1116 aye. All opposed say no. The ayes have it; the motion passes.

- 1117
- 1118 11B. Prior to the approval of an electrical permit application and installation of the site
1119 lighting equipment, a plan including light spread and intensity diagrams, and fixture
1120 specifications and mounting heights details shall be revised as annotated on the
1121 staff plan and included with the construction plans for final signature.
- 1122 29. Bulk storage of fuel shall be underground.
- 1123 30. The entrances and drainage facilities on Mechanicsville Turnpike (U.S. Route
1124 360) shall be approved by the Virginia Department of Transportation and the
1125 County.
- 1126 31. A notice of completion form, certifying that the requirements of the Virginia
1127 Department of Transportation entrances permit have been completed, shall be
1128 submitted to the Department of Planning prior to any occupancy permits being
1129 issued.
- 1130 32. A concrete sidewalk meeting County standards shall be provided along the
1131 northwest side of Bloom Lane.
- 1132 33. A concrete sidewalk meeting VDOT standards shall be provided along the east
1133 side of Mechanicsville Turnpike (U.S. Route 360).
- 1134 34. Outside storage shall not be permitted.
- 1135 35. The proffers approved as a part of zoning case C-115C-86 shall be incorporated
1136 in this approval.
- 1137 36. Approval of the construction plans by the Department of Public Works does not
1138 establish the curb and gutter elevations along the Henrico County maintained
1139 right-of-way. The elevations will be set by Henrico County.
- 1140 37. Approval of the construction plans by the Department of Public Works does not
1141 establish the curb and gutter elevations along the Virginia Department of
1142 Transportation maintained right-of-way. The elevations will be set by the
1143 contractor and approved by the Virginia Department of Transportation.
- 1144 38. Evidence of a joint ingress/egress and maintenance agreement must be
1145 submitted to the Department of Planning and approved prior to issuance of a
1146 certificate of occupancy for this development.
- 1147 39. The location of all existing and proposed utility and mechanical equipment
1148 (including HVAC units, electric meters, junctions and accessory boxes,
1149 transformers, and generators) shall be identified on the landscape plan. All
1150 building mounted equipment shall be painted to match the building, and all
1151 equipment shall be screened by such measures as determined appropriate by the
1152 Director of Planning or the Planning Commission at the time of plan approval.
- 1153 40. Except for junction boxes, meters, and existing overhead utility lines, and for
1154 technical or environmental reasons, all utility lines shall be underground.
- 1155

1156 Mr. O'Kelly - Mr. Chairman, next on the agenda this morning is approval of
1157 the minutes for January 22, 2014. We do have comments from Mrs. Jones.

1158

1159 APPROVAL OF MINUTES: January 22, 2014 Minutes

50

1161 Mrs. Jones - I'm sure I wasn't the only one. I move approval of the minutes
1162 as corrected.
1163
1164 Mr. Branin - Second.
1165
1166 Mr. Leabough - Motion by Mrs. Jones, second by Mr. Branin. All in favor say
1167 aye. All opposed say no. The ayes have it; the motion passes.
1168
1169 The Planning Commission approved the January 22, 2014 minutes as corrected.
1170
1171 Mr. Leabough - There is a discussion item, I believe?
1172
1173 Mr. O'Kelly - Yes, Mr. Chairman. Staff is asking the Commission to
1174 schedule a work session to discuss a potential amendment to the Planning Commission
1175 Rules and Regulations. They recommend you set that work session for 5 p.m. on March
1176 26 in the County manager's conference room. We will provide some dinner for the
1177 Planning Commission. That will be followed by the CIP program beginning at 6 p.m. So
1178 we do need a motion.
1179
1180 Mr. Branin - March 26?
1181
1182 Mr. O'Kelly - No, I'm sorry; March 13th.
1183
1184 Mr. Branin - Okay, I was going to say.
1185
1186 [Overlapping conversation.]
1187
1188 Mr. Branin - Rezoning night. I was thinking wow, we get to come back;
1189 that's going to be fun. I'd like to move for approval of the work session for March 13th to
1190 discuss Planning Commission Rules and Regulations.
1191
1192 Mr. Archer - I second.
1193
1194 Mr. Leabough - Motion by Mr. Branin, second by Mr. Archer. All in favor say
1195 aye. All opposed say no. The ayes have it; the motion passes.
1196
1197 Is there any other business for the Commission this morning?
1198
1199 Mr. O'Kelly - No, sir.
1200
1201 Mr. Leabough - Okay.
1202
1203 Mr. Archer - Move for adjournment, Mr. Chairman.
1204
1205 Mrs. Jones - Second.
1206

1207 [Overlapping conversation.]

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Mr. Eric Leabough, Chairman.



Mr. David D. O'Kelly, Acting Secretary

PLANS OF DEVELOPMENT

A. Standard Conditions for all POD's:

1. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water and sewer. **(when the property is served by public utilities)**
- 1A. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water. The well location shall be approved by the County Health Department before a building permit is issued. Connection shall be made to the public water system when available within 300 feet of the site/building. **(when not served by public water)**
- 1B. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public sewer. The septic tank location shall be approved by the County Health Department before a building permit is issued. Connection shall be made to the public sewer when available within 300 feet of the site/building. **(when not served by public sewer)**
2. The Director of the Department of Public Utilities shall approve the plan of development for construction of public water and sewer, prior to beginning any construction of these utilities. The Department of Public Utilities shall be notified at least **48** hours prior to the start of any County water or sewer construction.
3. The parking lot shall be subject to the requirements of Chapter 24, Section 24-98 of the Henrico County Code.
4. The parking spaces shall be marked on the pavement surface with four-inch-wide traffic painted lines. All lane lines and parking lines shall be white in color with the exception that those dividing traffic shall yellow.
5. Sufficient, effectively usable parking shall be provided. If experience indicates the need, additional parking shall be provided.
6. Curb and gutter and necessary storm sewer shall be constructed as shown on approved plans.
7. The plan of development plan shall be revised as annotated on the staff plan dated **February 26, 2014**, which shall be as much a part of this approval as if details were fully described herein. Eight (8) sets of revised plans, including the detailed drainage, erosion control and utility plans, shall be submitted by the design engineer who prepared the plans to the Department of Planning for final review. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, twenty-one (21) sets of final plans for signature shall be submitted to the Department of Planning for approval signatures. Two (2) sets of the approved plan shall be attached to the building permit application. **(Revised January 2008)**
8. Two copies of an Erosion and Sediment Control Agreement with required escrow shall be submitted to the Department of Public Works. Approval is required prior to construction plan approval and beginning construction. The Department of Public Works shall be notified at least 24 hours prior to the start of any construction.
9. A detailed landscaping plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any occupancy permits.

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.
10. All groundcover and landscaping shall be properly maintained in a healthy condition at all times. Dead plant materials shall be removed within a reasonable time and replaced no later than the next planting season.
11. 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 height details shall be submitted for Department of Planning review and approval.
11. **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
- 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. **(For POD which includes lighting plan approval)**
12. All exterior lighting shall be designed and arranged to direct the light and glare away from nearby residential property and streets.
13. The site, including the parking areas, shall be kept clean of litter and debris on a daily basis. Trash container units/litter receptacles and recycling containers shall be maintained with regular pickups scheduled and shall be screened properly on all four sides. The gate(s) shall remain closed except when the receptacle(s) are being filled or serviced and shall be repaired or replaced as necessary. Details shall be included with the final site plan or required landscape plan for review and approval.
14. Required fire lanes shall be marked and maintained in accordance with the Virginia Statewide Fire Prevention Code.
15. Traffic control signs shall be provided as indicated on the Department of Planning Staff plan. All signs shall be fabricated as shown in The National Manual on Uniform Traffic Control Devices for Streets and Highways and The Virginia Supplement to The Manual on Uniform Traffic Control Devices for Streets and Highways.
16. The assigned property number(s) shall be displayed so it is easily readable from the street. If assistance is needed with the address, please contact the Department of Planning at 501-4284. The Planning Department must assign all property addresses. **(Revised January 2008)**
17. The owner shall have a set of plans approved by the Director of Public Works, Public Utilities and Secretary of the Planning Commission available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
18. The property shall be developed as shown on the plan filed with the case and no changes or additions to the layout shall be made without the approval of this Commission.

19. Upon completion of the improvements and prior to the certification of the permanent occupancy permit, the owner shall furnish a statement by the engineer or land surveyor who prepared the POD plan, to the effect that all construction including water and sewer is in conformance to the regulations and requirements of the POD.
20. The approved Plan of Development is granted by the Planning Commission only to the owners(s)/applicant(s) listed on the Plan of Development application on file for this project. Upon written notification to the Director of Planning, the Plan of Development approval may be transferred to subsequent owner(s) subject to approval by this Commission **(Revised July 2007)**.
21. Vehicles shall be parked only in approved and constructed parking spaces.
22. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.
23. The site, including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Insurance Services Office (ISO) calculations shall be included on the final construction plans for approval by the Department of Public Utilities prior to issuance of a building permit.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
27. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. **(Start of miscellaneous conditions)**

STANDARD CONDITIONS FOR LANDSCAPE /LIGHTING/FENCE PLANS

1. The plan shall be revised as shown in red on Staff plan dated **February 26, 2014**, which shall be as much a part of this approval as if all details were fully described herein. **Five (5)** sets of **prints** of the revised plan shall be submitted to the Department of Planning for approval stamps and distribution.
2. The property shall be developed as shown on the plan filed with the case and no changes or additions to the layout shall be made without the approval of this Commission.
3. The owner shall have a set of approved plans available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
4. All groundcover and landscaping shall be properly maintained in a healthy condition at all times. Dead plant materials shall be removed within a reasonable time and replaced during the normal planting season. **(DELETE IF NO LANDSCAPING)**
5. All exterior lighting shall be shielded to direct lights away from adjacent residential property and streets. **(DELETE IF NO LIGHTING)**
6. All fences, walls, and screens, including gates and doors, shall be maintained in good repair by the owner. Trash and debris should not be allowed to accumulate along the fence or wall. **(DELETE IF NO FENCE, WALL, OR DUMPSTER SCREEN)**

B. In Addition to Item A, the Following Standard Conditions for Approval of All Zero Lot Line Developments shall apply:

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.

C. Standard Conditions for Approval of All Dry Cleaners and Laundries in Addition to Item A:

29. The dry cleaning establishment shall use only non-inflammable cleaning solvents and have fully enclosed cleaning and solvent reclamation processes and fully enclosed pressing equipment with no outside steam exhaust.

D. In addition to Item A, the Following Conditions for Approval of All Shopping Centers Shall Apply:

29. Only retail business establishments permitted in a zone 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).

E. In Addition to Item A, the Following Standard Conditions for Approval of All Multi-Family Shall Apply:

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.

F. In addition to Item A, the Following Standard Conditions for Approval of All Service Station Developments Shall Apply:

29. This business shall not remain in operation after midnight and no exterior signs shall remain lighted after **(12:00 midnight - B-1) (1:00 o'clock a.m. - B-2) (no limit - B-3)**.
30. No merchandise shall be displayed outside of the building except that oil racks will be allowed on the pump islands.
31. This service station shall be used only for the sale of petroleum products and automobile accessories and parts. It shall not be used to sell or rent camping trailers, nor as a base of operation for truck fleets or fuel oil delivery or other such use that is not strictly a service station operation.
32. Only light repair work shall be allowed at this station, including motor tune-up, brake, generator, ignition, and exhaust repairs, and wheel balancing. The only work that can be performed outside the building is those services that are normally furnished at the pump island and the changing of tires.
33. No wrecked automobiles, nor automobiles incapable of being operated, shall be kept on the premises.
34. The prospective operator of this station shall come to the Department of Planning and sign the file copy of the special plan of development letter before he signs a lease with the oil company to operate this station.

G. STANDARD CONDITIONS FOR CONVENIENCE STORES WITH FUEL PUMPS IN A

B-2 ZONE

29. Bulk storage of fuel shall be underground.
30. There shall be no exterior display of merchandise except on pump islands and on paved walkway areas within three (3) feet of building.
31. Lighting fixtures shall not exceed a height greater than twenty (20) feet.
32. No temporary storage of wrecked or inoperative vehicles or rental of vehicles, trailer campers, vans or similar equipment shall be permitted.
33. Not more than two (2) electronic amusement games shall be permitted.
34. Not more than two (2) vending machines for food and beverage and similar merchandise shall be permitted on the premises outside of an enclosed building.
35. The prospective operator of this facility shall come to the Department of Planning and sign the file copy of the special plan of development letter before he signs a lease with the oil company to operate this station.
36. The landscaping plan shall include details for screening of refuse containers and refuse storage facilities in accordance with Section 24-61(i).
37. Refuse containers or refuse storage facilities shall be serviced during business hours only.
38. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way.
39. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility. **(If Car Wash Is Proposed)**

**H. STANDARD CONDITIONS FOR CONVENIENCE STORES WITH FUEL PUMPS
IN A**

B-3 ZONE

29. Bulk storage of fuel shall be underground.
30. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. **(If Car Wash Is Proposed)**
31. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility. **(If Car Wash Is Proposed)**

SUBDIVISION - CONDITIONAL APPROVAL

Standard Conditions for Conventional Subdivisions Served By Public Utilities Public Water and/or Sewer (January 2008)

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage, erosion control, and utility plans have been approved by the Department of Planning, the Department of Public Utilities, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Final Subdivision application. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, twenty-one (21) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. The owner shall enter into the necessary contracts with the Department of Public Utilities for water. **(Substitute condition 5A if well)**
- 5A. A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done.
6. The owner shall enter into the necessary contracts with the Department of Public Utilities for sewer. **(Substitute condition 6A if on site sewage disposal/septic)**
- 6A. A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done.
7. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Department of Planning before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated **February 26, 2014**, which shall be as much a part of this approval as if all details were fully described herein.

9. This approval shall expire on **February 25, 2015**, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the fee and must be filed a minimum of two weeks prior to the expiration date.
10. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.
11. The conditional approval of this plat by the Planning Commission does not imply that all lots shown thereon will be granted final approval. Such approval is contingent on each lot meeting a number of requirements including but not limited to minimum zoning requirements, Health Department requirements as applicable, and design considerations.
12. Prior to a request for final approval, the developer shall provide a buildable area plan showing information for all lots within the subdivision. Such plan shall be a part of the construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (perpendicular to the center line of the lot at the front building line), and if applicable, any Special Flood Hazard Areas (floodplains) and the area of each lot exclusive of floodplain, wetlands, easements, buffers, Chesapeake Bay Act Areas, wells and primary/reserved drainfields.

Standard Conditions for Conventional Subdivisions Not Served By Public Utilities
(January 2008)

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage and erosion control plans have been approved by the Department of Planning, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Final Subdivision application. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, fifteen (15) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works, and a preconstruction meeting has been conducted with the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done.
6. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Department of Planning before the recordation plat is submitted for review.
7. The plat shall be revised as shown in red on Staff plan dated **February 26, 2014**, which shall be as much a part of this approval as if all details were fully described herein.
8. This approval shall expire on **February 25, 2015**, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the fee and must be filed a minimum of two weeks prior to the expiration date.
9. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.
10. The conditional approval of this plat by the Planning Commission does not imply that all lots shown thereon will be granted final approval. Such approval is contingent on each lot meeting a number of requirements including but not limited to minimum zoning requirements, Health Department requirements and design considerations.

11. Prior to a request for final approval, the developer shall provide a buildable area plan showing information for all lots within the subdivision. Such plan shall be a part of the construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (perpendicular to the center line of the lot at the front building line), and if applicable, any Special Flood Hazard Areas (floodplains) and the area of each lot exclusive of floodplain, wetlands, easements, buffers, Chesapeake Bay Act Areas, wells and primary/reserved drainfields.

Standard Conditions for Residential Townhouse for Sale (RTH) Subdivisions
(January 2008)

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage, erosion control, and utility plans have been approved by the Department of Planning, the Department of Public Utilities, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Plan of Development and Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Plan of Development and Final Subdivision applications. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, twenty-one (21) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works, and a preconstruction meeting has been conducted with the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. The owner shall enter into the necessary contracts with the Department of Public Utilities for water.
6. The owner shall enter into the necessary contracts with the Department of Public Utilities for sewer.
7. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Department of Planning before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated **February 26, 2014**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **February 25, 2015**, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the required fee and must be filed a minimum of two weeks prior to the expiration date.
10. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.
11. The conditional approval of this plat by the Planning Commission does not imply that all lots shown thereon will be granted final approval. Such approval is contingent on each lot meeting all requirements, including but not limited to, minimum zoning requirements, and design considerations.

12. A draft of the Declaration of Covenants, Conditions and Restrictions shall be submitted to the Department of Planning for review, prior to final approval. The proposed Homeowners Association for the project shall be responsible for the exterior maintenance of all buildings and grounds.
13. All block corners shall be monumented and referenced, where possible, to the exterior boundaries of the site
14. The record plat shall contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of **(name of subdivision)** and is not dedicated for use by the general public. This statement shall refer to the applicable article in the covenants recorded with the plat.

Standard Conditions for Zero Lot Line Subdivisions
(January 2008)

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage, erosion control, and utility plans have been approved by the Department of Planning, the Department of Public Utilities, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Plan of Development and Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Plan of Development and Final Subdivision applications. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, twenty-one (21) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works, and a preconstruction meeting has been conducted with the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. The owner shall enter into the necessary contracts with the Department of Public Utilities for water.
6. The owner shall enter into the necessary contracts with the Department of Public Utilities for sewer.
7. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Department of Planning before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated **February 26, 2014**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **February 25, 2015**, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the required fee and must be filed a minimum of two weeks prior to the expiration date.
10. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change may be implemented.
11. The conditional approval of this plat by the Planning Commission does not imply that all lots shown thereon will be granted final approval. Such approval is contingent on each lot meeting all requirements, including but not limited to, minimum zoning requirements, and design considerations.

12. Prior to a request for final approval, the developer shall provide a buildable area plan showing information for all lots within the subdivision. Such plan shall be a part of the construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (perpendicular to the center line of the lot at the front building line), and if applicable, any Special Flood Hazard Areas (floodplains) and the area of each lot exclusive of floodplain, wetlands, easements, buffers and Chesapeake Bay Act Areas.

SUBDIVISION - CONDITIONAL APPROVAL

Standard Conditions for Conventional Subdivisions Served By Public Utilities Road Dedication (No Lots) (January 2008)

1. All requirements of Chapter 18, 19 and 24 of the Henrico County Code shall be met.
2. Construction plans, including proposed erosion and sediment controls, shall be submitted to the Department of Planning at least 30 days prior to final approval.
3. Construction shall not commence until the Director of Planning has granted final approval of the plat; and until the construction plans including the detailed drainage, erosion control, and utility plans have been approved by the Department of Planning, the Department of Public Utilities, and the Department of Public Works and a preconstruction meeting has been held with the Department of Public Works. Plans for Final Subdivision review shall be submitted to the Department of Planning in accordance with the requirements of the Final Subdivision application. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, twenty-one (21) sets of final construction plans for signature shall be submitted to the Department of Planning for approval signatures. All erosion and sediment control plans, agreements, and bonds must be submitted to the Department of Public Works and approved prior to approval of the construction plans.
4. Clearing and grubbing shall not commence until a clearing and grubbing plan has been approved by the Department of Planning and the Department of Public Works. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, eight (8) sets of clearing and grubbing plans shall be submitted to the Department of Planning for approval signatures. All appropriate bonds and agreements, authorizations from state and/or regulatory agencies for impacts to the Waters of the United States, and offsite easement plats must be submitted to the Department of Public Works and approved prior to approval of the clearing and grubbing plans. Approvals must be updated prior to recordation of the plat.
5. The owner shall enter into the necessary contracts with the Department of Public Utilities for water.
6. The owner shall enter into the necessary contracts with the Department of Public Utilities for sewer.
7. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Department of Planning before the recordation plat is submitted for review.
8. The plat shall be revised as shown in red on Staff plan dated **February 26, 2014**, which shall be as much a part of this approval as if all details were fully described herein.
9. This approval shall expire on **February 25, 2015**, unless an extension is requested in writing stating the reason such extension is necessary. The request shall include the fee and must be filed a minimum of two weeks prior to the expiration date.
10. The name of this development, as designated in this approval, shall be the name used for marketing and public recognition purposes. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.