

1 Minutes of the regular monthly meeting of the Planning Commission of the County of Henrico,
2 Virginia, held in the Board Room of the County Administration Building in the Government Center
3 at Parham and Hungary Springs Roads, Beginning at 9:00 a.m. Wednesday, June 28, 2006.

4

5 Members Present:

Mr. C. W. Archer, C.P.C., Vice Chairperson (Fairfield)

6

Mr. Tommy Branin (Three Chopt)

7

Mrs. Bonnie-Leigh Jones (Tuckahoe)

8

Mr. E. Ray Jernigan, C.P.C. (Varina)

9

Mr. Ernest B. Vanarsdall, C.P.C., Chairman (Brookland)

10

Mrs. Patricia O'Bannon (Tuckahoe) Board of Supervisors

11

Representative

12

Mr. Randall R. Silber, Director of Planning, Secretary

13

14 Others Present:

Mr. David D. O'Kelly, Jr., Assistant Director of Planning

15

Ms. Leslie A. News, CLA, Principal Planner

16

Mr. James P. Strauss, CLA, County Planner

17

Mr. Kevin D. Wilhite, C.P.C., AICP, County Planner

18

Mr. E. J. (Ted) McGarry, III, County Planner

19

Mr. Michael F. Kennedy, County Planner

20

Ms. Christina L. Goggin, AICP, County Planner

21

Mr. Tony Greulich, County Planner

22

Mr. Greg Garrison, County Planner

23

Mr. Michael Jennings, Assistant Traffic Engineer

24

Ms. Diana B. Carver, Recording Secretary

25

26 **Mrs. Patricia S. O'Bannon, the Board of Supervisors Representative, abstains on all cases**
27 **unless otherwise noted.**

28

29 Mr. Archer -

The Planning Commission will come to order. Good morning everyone. I
30 would like to welcome my colleagues and also Mrs. Patricia O'Bannon from the Board of
31 Supervisors who represents the Tuckahoe District. Mrs. O'Bannon reserves the right to not vote
32 on our cases, although she can if she wants to. Welcome, Mrs. O'Bannon, we are glad that you
33 are here. I'll now turn the meeting over to our Secretary, Director of Planning, Mr. Randall
34 Silber. Mr. Silber.

35

36 Mr. Silber -

Thank you, Mr. Chairman. Good morning, everyone. All of our
37 Commissioners are present this morning. First on the agenda would be consideration of deferrals
38 and withdrawals. I am not aware of any withdrawals but we have two deferrals. Ms. News, can
39 you walk us through those please.

40

41 Ms. News -

Yes, sir. Good morning, Mr. Secretary, members of the Commission.
42 There are two deferrals this morning. The first is found on page 16 of your agenda, in the Varina
43 District, POD-23-06, (POD-88-98 Expired) Landin – Cole Office Warehouse on Charles City
44 Road. The applicant is requesting a deferral to the September 27, 2006 meeting.

45

46 **PLAN OF DEVELOPMENT & LIGHTING PLAN**

47 **(Deferred from the April 19, 2006 Meeting)**

48

POD-23-06
Landin – Cole Office
Warehouse
(POD-88-98 Expired)

Engineering Design Associates for Conley S. Booth and Peter Cole: 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, 12,000 square foot office warehouse. The 14.51-acre site is located at 2010 Charles City Road on the north line of Charles City Road, approximately 1,800 feet east of Williamsburg Road (U.S. Route 60) on parcel 810-713-2102. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

49

50 Mr. Archer - Is there anyone in the audience in opposition to POD-23-06, (POD-88-98
51 Expired) Landin – Cole Office Warehouse, in the Varina District? No opposition. Mr. Jernigan.

52

53 Mr. Jernigan - Mr. Chairman, with that, I will move for deferral of POD-23-06, Landin
54 Cole Warehouse to September 27, 2006, by request of the applicant.

55

56 Mr. Vanarsdall - Second.

57

58 Mr. Archer - The motion was made by Mr. Jernigan and seconded by Mr. Vanarsdall.
59 All in favor say aye...all opposed say nay. The motion passes.

60

61 At the request of the applicant, the Planning Commission deferred POD-23-06, (POD-88-98
62 Expired) Landin – Cole Office Warehouse, to its September 27, 2006 meeting.

63

64 Ms. News - Next on page 18 of your agenda, and located in the Varina District, is
65 POD-34-06 (POD-83-97 Revised) Gillies Creek Recycling – Office Area. The applicant is
66 requesting a deferral to the July 26, 2006 meeting.

67

68 **PLAN OF DEVELOPMENT (Deferred from the May 24, 2006 Meeting)**

69

POD-34-06
Gillies Creek Recycling –
Office Area – Masonic Lane
and I-64

Engineering Design Associates for Gillies Creek Industrial Recycling: 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, 6,000 square foot office/repair shop and two equipment sheds for an existing recycling center on the landfill property. The 3.57-acre site is located at 4200 Masonic Lane on parcel 806-719-8851. The zoning is M-2, General Industrial District. Individual well and septic tank/drainfield. **(Varina)**

70

71 Mr. Archer - Is there anyone in the audience in opposition to POD-34-06, (POD-83-97
72 Revised) Gillies Creek Recycling – Office Area, in the Varina District? No opposition. Mr.
73 Jernigan.

74

75 Mr. Jernigan - Mr. Chairman, with that, I will move for deferral of POD-34-06, Gillies
76 Creek Recycling – Office Area to July 26, 2006, by request of the applicant.

77

78 Mr. Vanarsdall - Second.

79

80 Mr. Archer - The motion was made by Mr. Jernigan and seconded by Mr. Vanarsdall.
81 All in favor say aye...all opposed say nay. The motion passes.

82

83 At the request of the applicant, the Planning Commission deferred POD-34-06 (POD-83-97
84 Revised) Gillies Creek Recycling – Office Area, to its July 26, 2006 meeting.

85

86 Mr. Silber - Are there any deferrals by the Planning Commission? Hearing none, next
87 on the agenda would be consideration of the Expedited items. These are items that are placed on
88 a separate agenda for consideration. These are plans that are less complicated and they have no
89 outstanding staff issues. The Planning Commission member from the district is comfortable with
90 the annotations and the conditions of approval recommended by the staff, so they are placed on
91 the Expedited Agenda and do not require public hearing. If there is opposition to any of these
92 plans they will be pulled off of the Expedited Agenda and heard in the order in which they are
93 found on the full agenda. We have a number of items on the Expedited Agenda, and, Ms. News,
94 if you could walk us through those please.

95

96 Ms. News - Yes, sir. We have 11 items on the Expedited Agenda this morning. The
97 first is on page 2 of your agenda and it is located in the Brookland District. This is a transfer of
98 approval for POD-83-01, The Hamptons at Hunton Park (Formerly the Lodge at Hunton Park)
99 on Hunton Park Boulevard.

100

101 **TRANSFER OF APPROVAL**

102

POD-83-01	Penny Koch and Hirschler Fleischer for Lodges, LLC:
The Hamptons @ Hunton Park (Formerly The Lodge @ Hunton Park)	Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The Hanover Company to Lodges, LLC. The 32.58-acre site is located on the north line of Hunton Park Boulevard at Stone Arbor Lane on parcel 762-775-1005 and 6361. The zoning is R-5C, General Residence District. County water and sewer. (Brookland)

103

104 Mr. Archer - Is there anyone in the audience in opposition to this transfer of approval
105 request, POD-83-01, The Hamptons @ Hunton Park, in the Brookland District? No opposition.
106 Mr. Vanarsdall.

107 Mr. Vanarsdall - With that, Mr. Chairman, I move POD-83-01, The Hamptons @ Hunton
108 Park (Formerly the Lodge @ Hunton Park) be approved on the Expedited Agenda as
109 recommended by staff.

110

111 Mr. Jernigan - Second.

112

113 Mr. Archer - The motion was made by Mr. Vanarsdall and seconded by Mr. Jernigan.
114 All in favor say aye...all opposed say nay. The motion passes.

115

116 The Planning Commission approved the transfer of approval request for POD-83-01, The
117 Hampton @ Hunton Park, to Lodges, LLC, from The Hanover Company, subject to the standard
118 and added conditions previously approved.

119

120 Ms. News - Next on page 3 of your agenda and located in the Three Chopt District is a
121 transfer of approval POD-71-78, Koger Campbell Building on Discovery Drive and Forest
122 Avenue.

123

124 **TRANSFER OF APPROVAL**

125

POD-71-78 Koger Campbell Building 8002 Discovery Drive	Campbell Investors, LLC for Koger Properties Inc.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Forest Park LLC to Campbell Investors, LLC. The 3.205-acre site is located on the northwest corner of Discovery Drive and Forest Avenue at 8002 Discovery Drive on parcel 359-745-5902. The zoning is O-2, Office District. County water and sewer. (Three Chopt)
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126

127 Mr. Archer - Is there anyone in the audience in opposition to transfer of approval POD-
128 71-78, Koger Campbell Building, in the Three Chopt District? No opposition. Mr. Branin.

129

130 Mr. Branin - Mr. Chairman, I would like to move for approval of transfer of approval
131 POD-71-78, Koger Campbell Building, on the Expedited Agenda.

132

133 Mr. Vanarsdall - Second.

134

135 Mr. Archer - The motion was made by Mr. Branin and seconded by Mr. Vanarsdall.
136 All in favor say aye...all opposed say nay. The motion passes.

137

138 The Planning Commission approved the transfer of approval request for POD-71-78, Koger
139 Campbell Building, from Forest Park LLC to Campbell Investors, LLC, subject to the standard
140 and added conditions previously approved and the following additional condition:

141

142 1. A bond shall be posted to cover the site deficiencies as identified in the inspection report,
143 dated **June 14, 2006**, and such deficiencies shall be corrected by **December 28, 2006**.

144

145 Ms. News - Next on page five of your agenda and located in the Brookland District is
146 transfer of approval POD-44-75, Surface Technology Corporation on Ranco Road. There is an
147 addendum item on page two of your addendum which includes a revised recommendation for
148 approval and added condition No. 1.

149

150 **TRANSFER OF APPROVAL**

151

POD-44-75 Surface Technology Corporation (Formerly Cavalier Sale Corporation) 7421 Ranco Road	Andrew Salp for Surface Technology Corporation: Request for transfer of approval as required by Chapter 24, Section 24- 106 of the Henrico County Code from M & J Investors, LLP and Cavalier Sales to Mekeia, LLC. The 7.5-acre site is located on the east line of Ranco Road, approximately 600 feet north of Vernon Road on parcel 774-751-2041. The zoning is M-1, Light Industrial District. County water and sewer. (Brookland)
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152

153 Mr. Archer - Is there anyone in the audience in opposition to transfer of approval POD-
154 44-75, Surface Technology Corporation, in the Brookland District? No opposition. Mr.
155 Vanarsdall.

156

157 Mr. Vanarsdall - I recommend transfer of approval for POD-44-75, Surface Technology
158 Corporation, as presented by staff with the added condition on the addendum for site deficiencies
159 identified by the inspector.

160

161 Mr. Jernigan - Second.

162

163 Mr. Archer - The motion was made by Mr. Vanarsdall and seconded by Mr. Jernigan.
164 All in favor say aye...all opposed say nay. The motion passes.

165

166 The Planning Commission approved the transfer of approval request for POD-44-75, Surface
167 Technology Corporation (Formerly Cavalier Sale Corporation), from M & J Investors, LLP and
168 Cavalier Sales to Mekeia, LLC, subject to the standard and added conditions previously
169 approved and the following additional condition:

170

171 1. The site deficiencies, as identified in the inspection report dated **June 19, 2006** shall be
172 corrected by **October 20, 2006**.

173

174 Ms. News - Next on page 10 of your agenda and located in the Varina District is a
175 landscape and lighting plan LP/POD-11-05, Walgreens on S. Laburnum Avenue.

176 **LANDSCAPE & LIGHTING PLAN**

177

LP/POD-11-05

Walgreens – 4845-4811 S.
Laburnum Avenue

VHB for Mid-Atlantic Commercial Properties, LLC:

Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 2.12-acre site is located on the east line of S. Laburnum Avenue, approximately 300 feet north of Williamsburg Road (U.S. Route 60) and the north line of Williamsburg Road, approximately 170 feet east of S. Laburnum Avenue on parcels 816-714-4637 and 5217. The zoning is B-2C, Business District (Conditional). (**Varina**)

178

179 Mr. Archer - Is there anyone in the audience in opposition to the landscape and lighting
180 plan for LP/POD-11-05, Walgreens, in the Varina District? No opposition. Mr. Jernigan.

181

182 Mr. Jernigan -

Mr. Chairman, I move for approval of LP/POD-11-05, Walgreens at 4845-
183 4851 S. Laburnum Avenue, subject to the annotations on the plans and the standard conditions
184 for landscape and lighting plans.

185

186 Mr. Vanarsdall-

Second.

187

188 Mr. Archer -

The motion was made by Mr. Jernigan and seconded by Mr. Vanarsdall.

189 All in favor say aye...all opposed say nay. The motion passes.

190

191 The Planning Commission approved the landscape and lighting plan for LP/POD-11-05,
192 Walgreens – 4845-4851 S. Laburnum Avenue, subject to the annotations on the plans and the
193 standard for landscape and lighting plans.

194

195 Ms. News -

Next on page 11 of your agenda and located in the Fairfield District is
196 landscape plan LP/POD-64-02, Wawa at Brook Road and Wilmer Avenue.

197

198 **LANDSCAPE PLAN**

199

LP/POD-64-02

Wawa – Brook Road and
Wilmer Avenue

Jordan Consulting Engineers, P.C. for Wawa, Inc.: Request
for approval of a landscape plan, as required by Chapter 24,
Sections 24-106 and 24-106.2 of the Henrico County Code. The
1.76-acre site is located at the southeast corner of Brook Road
(U. S. Route 1) and Wilmer Avenue, 5221 Brook Road, on
parcel 785-745-8737. The zoning is B-3, Business District.
(**Fairfield**)

200

201 Mr. Archer -

Is there anyone in the audience in opposition to the landscape plan for
202 LP/POD-64-02, Wawa, in the Fairfield District? No opposition. Therefore I move approval of
203 landscape plan LP/POD-64-02, Wawa – Brook Road and Wilmer Avenue, subject to the
204 annotations on the plans and the standard conditions for landscape plans.

205 Mr. Branin - Second.

206

207 Mr. Archer - The motion was made by Mr. Archer and seconded by Mr. Branin. All in
208 favor say aye...all opposed say nay. The motion passes.

209

210 The Planning Commission approved the landscape plan for LP/POD-64-02, Wawa – Brook Road
211 and Wilmer Avenue, subject to the annotations on the plans and the standard for landscape plans.

212

213 Ms. News - Next on page 26 of your agenda and located in the Three Chopt District is
214 POD-37-06, the Master Plan for Old Sadler Commerce Center, Phase I, which is a Wawa. There
215 is an addendum item on page 4 that indicates that the revised plan that was included in your
216 original packet satisfies the staff annotations, the applicant has agreed to relocate the BMP and
217 place it underground in the parking lot, as originally proposed, and staff can recommend
218 approval.

219

220 **PLAN OF DEVELOPMENT**

221

POD-37-06

Old Sadler Commerce
Center, Phase I – W. Broad
Street and Old Sadler Road

**G. Stuart Grattan, PE for Haywood B. Hyman, Jr., Morrell
Family, LLC, W. Douglas Elliot, Jr. and WMS, LLC:**
Request for approval of a plan of development for phase one of a
retail center as required by Chapter 24, Section 24-106 of the
Henrico County Code, to construct a one-story, 5,940 square
foot convenience store with fuel pumps. The 5.280-acre site is
located on the corner of W. Broad Street (U.S. Route 250) and
Old Sadler Road on parcels 746-761-5525 (pt.), 746-760-3996
and 6689. The zoning is B-2C, Business District (Conditional)
and B-3C, Business District (Conditional). County water and
sewer. **(Three Chopt)**

222

223 Mr. Archer - Is there anyone in the audience in opposition to POD-37-06, Old Sadler
224 Commerce Center, Phase 1, in the Three Chopt District? No opposition. Mr. Branin.

225

226 Mr. Branin - Mr. Chairman, I would like to move for approval of POD-37-06, Old
227 Sadler Commerce Center, Phase 1, subject to the standard conditions for developments of this
228 type, the annotations on the plans and additional conditions Nos. 24 through 38, on the
229 Expedited agenda.

230

231 Mr. Vanarsdall - Second.

232

233 Mr. Archer - The motion was made by Mr. Branin and seconded by Mr. Vanarsdall.
234 All in favor say aye...all opposed say nay. The motion passes.

235

236 The Planning Commission approved POD-37-06, Old Sadler Commerce Center, Phase 1, subject
237 to the annotations on the plans, the standard conditions attached to these minutes for
238 developments of this type and the following additional conditions:

- 239 24. The right-of-way for widening of Old Sadler Road and Sadler Road as shown on
240 approved plans shall be dedicated to the County prior to any occupancy permits being
241 issued. The right-of-way dedication plat and any other required information shall be
242 submitted to the County Real Property Agent at least sixty (60) days prior to requesting
243 occupancy permits.
- 244 25. The easements for drainage and utilities as shown on approved plans shall be granted to
245 the County in a form acceptable to the County Attorney prior to any occupancy permits
246 being issued. The easement plats and any other required information shall be submitted
247 to the County Real Property Agent at least sixty (60) days prior to requesting occupancy
248 permits.
- 249 26. The entrances and drainage facilities on W. Broad Street (U. S. Route 250) shall be
250 approved by the Virginia Department of Transportation and the County.
- 251 27. A notice of completion form, certifying that the requirements of the Virginia Department
252 of Transportation entrances permit have been completed, shall be submitted to the
253 Department of Planning prior to any occupancy permits being issued.
- 254 28. The required building setback shall be measured from the proposed right-of-way line and
255 the parking shall be located behind the proposed right-of-way line.
- 256 29. The developer shall provide fire hydrants as required by the Department of Public
257 Utilities and Division of Fire.
- 258 30. A standard concrete sidewalk shall be provided along the north side of W. Broad Street
259 (U.S. Route 250) and the south side of Sadler Road.
- 260 31. The proffers approved as a part of zoning case C-56C-05 shall be incorporated in this
261 approval.
- 262 32. Any necessary off-site drainage and/or water and sewer easements must be obtained in a
263 form acceptable to the County Attorney prior to final approval of the construction plans.
- 264 33. Deviations from County standards for pavement, curb or curb and gutter design shall be
265 approved by the County Engineer prior to final approval of the construction plans by the
266 Department of Public Works.
- 267 34. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of
268 the Henrico County Code.
- 269 35. Storm water retention, based on the 50-10 concept, shall be incorporated into the
270 drainage plans.
- 271 36. Insurance Services Office (ISO) calculations must be included with the plans and
272 contracts and must be approved by the Department of Public Utilities prior to the
273 issuance of a building permit.
- 274 37. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the
275 Department of Planning and approved prior to issuance of a certificate of occupancy for
276 this development.
- 277 38. The conceptual master plan, as submitted with this application, is for planning and
278 information purposes only.
- 279
- 280 Ms. News - Next on page 35 of your agenda and located in the Brookland District is
281 POD-41-06 (POD-84-94 Revised) Kroger Fuel Center. There is an addendum item on page 7
282 which indicates that there are revised elevations that show a low-pitched hipped roof and
283 masonry columns matching the building on the structure associated with this fueling station, and

284 an added condition No. 34 which requires that all of the utilities on the site be underground, and
285 a revised recommendation for approval.

286

287 **PLAN OF DEVELOPMENT**

288

POD-41-06
Kroger Fuel Center –
9480 W. Broad Street
(POD-84-94 Revised)

Vanasse Hagen Brustlin, Inc. for Kroger Food Stores:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a fuel pump station adjacent to an existing Kroger Supermarket located in an existing community shopping center. The 6.9-acre site is located on the northern line of W. Broad Street (U.S. Route 250) at 9480 W. Broad Street, approximately 500 feet east of Old Springfield Road on parcel 756-758-4127. The zoning is B-2, Business District. County water and sewer.
(Brookland)

289

290 Mr. Archer - Is there anyone in the audience in opposition to POD-41-06 (POD-84-94
291 Revised) Kroger Fuel Center, in the Brookland District? No opposition. Mr. Vanarsdall.

292

293 Mr. Vanarsdall - I move that plan of development, POD-41-06, Kroger Fuel Center, be
294 approved with the annotations on the plans, the standard conditions for developments of this type
295 and then we have additional conditions Nos. 23 through 33 and then we have No. 34 on the
296 addendum.

297

298 Mr. Jernigan - Second.

299

300 Mr. Archer - The motion was made by Mr. Vanarsdall and seconded by Mr. Jernigan.
301 All in favor say aye...all opposed say nay. The motion passes.

302

303 The Planning Commission approved POD-41-06 (POD-84-94 Revised), subject to the
304 annotations on the plans, the standard conditions attached to these minutes for developments of
305 this type and the following additional conditions:

306

307 24. The easements for drainage and utilities as shown on approved plans shall be granted to
308 the County in a form acceptable to the County Attorney prior to any occupancy permits
309 being issued. The easement plats and any other required information shall be submitted
310 to the County Real Property Agent at least sixty (60) days prior to requesting occupancy
311 permits.

312 25. The developer shall provide fire hydrants as required by the Department of Public
313 Utilities and Division of Fire.

314 26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a
315 form acceptable to the County Attorney prior to final approval of the construction plans.

316 27. Deviations from County standards for pavement, curb or curb and gutter design shall be
317 approved by the County Engineer prior to final approval of the construction plans by the
318 Department of Public Works

- 319 28. In the event of any traffic backup which blocks the public right-of-way as a result of
 320 congestion caused by the drive-up delivery facilities, the owner/occupant shall close the
 321 drive-up delivery facilities until a solution can be designed to prevent traffic backup.
 322 29. Storm water retention, based on the 50-10 concept, shall be incorporated into the
 323 drainage plans.
 324 30. Insurance Services Office (ISO) calculations must be included with the plans and
 325 contracts and must be approved by the Department of Public Utilities prior to the
 326 issuance of a building permit.
 327 31. The conceptual master plan, as submitted with this application, is for planning and
 328 information purposes only. All subsequent detailed plans of development and
 329 construction plans needed to implement this conceptual plan may be administratively
 330 reviewed and approved and shall be subject to all regulations in effect at the time such
 331 subsequent plans are submitted for review/approval.
 332 32. The location of all existing and proposed utility and mechanical equipment (including
 333 HVAC units, electric meters, junction and accessory boxes, transformers, and generators)
 334 shall be identified on the landscape plans. All equipment shall be screened by such
 335 measures as determined appropriate by the Director of Planning or the Planning
 336 Commission at the time of plan approval.
 337 33. No merchandise shall be displayed outside of the building.
 338 34. Except for junction boxes, meters, and existing overhead utility lines, and for technical or
 339 environmental reasons, all utility lines shall be underground.

340
 341 Ms. News - Next on page 37 of the agenda and located in the Three Chopt District is
 342 subdivision Banbury Park @ Greenbrooke (June 2006 Plan) for 27 Lots. There is an addendum
 343 item on page 7 of your addendum which indicates that there is a revised plan and the applicant
 344 has addressed the water quality issues to the Department of Public Works satisfaction and staff
 345 can now recommend approval.

346
 347 **SUBDIVISION**
 348

Banbury Park @
 Greenbrooke
 (June 2006 Plan)
 4323-31 and 4361-87 Belfast
 Road

Youngblood, Tyler & Associates, P.C. for Alice G. Troy, Robert Ellis Hammack, Jr., Eleanor H. Harris, Carol A. Vrchota and Fidelity Properties, Ltd.: The 6.19 and 4.13-acre sites proposed for a subdivision of 27 single-family homes are located on the east side of Belfast Road, approximately 150 feet north of Edinburg Road on parcels 744-762-4780 and 5291 and approximately 600 feet north of Edinburgh Road on parcels 744-763-6420, 7134 and 7748. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 27 Lots**

349
 350 Mr. Archer - Is there anyone in the audience in opposition to subdivision Banbury Park
 351 @ Greenbrooke (June 2006 Plan), in the Three Chopt District? No opposition. Mr. Branin.

352 Mr. Branin - Mr. Chairman, I would like to move for approval on the Expedited
353 Agenda, subdivision Banbury at Greenbrooke (June 2006 Plan) subject to the standard
354 conditions for subdivisions served by public utilities, additional conditions Nos. 12 through 17,
355 including the addendum and the annotations on the plans.

356

357 Mr. Vanarsdall - Second.

358

359 Mr. Archer - The motion was made by Mr. Branin and seconded by Mr. Vanarsdall.
360 All in favor say aye...all opposed say nay. The motion passes.

361

362 The Planning Commission granted conditional approval to subdivision Banbury Park @
363 Greenbrooke (June 2006 Plan), subject to the annotations on the plans, the standard conditions
364 attached to these minutes for subdivisions served by public utilities and the following additional
365 conditions:

366

367 12. The detailed plant list and specifications for the landscaping to be provided within the 25-
368 foot-wide common area along Belfast Road shall be submitted to the Department of
369 Planning for review and approval prior to recordation of the plat.

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

372 14. The proffers approved as part of zoning cases C-17C-06 and C-18C-06 shall be
373 incorporated in this approval.

374 15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the
375 maintenance of the common area by a homeowners association shall be submitted to the
376 Department of Planning for review. Such covenants and restrictions shall be in form and
377 substance satisfactory to the County Attorney and shall be recorded prior to recordation of
378 the subdivision plat.

379 16. A County standard sidewalk shall be constructed along both sides of all proposed roads
380 and the east side of Belfast Road.

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

389

390 Ms. News - Next on page 39 of your agenda and also located in the Three Chopt
391 District is Dalton Park @ Greenbrooke (June 2006 Plan) for 21 lots. There is an addendum item
392 on page 8 that indicates that there is a revised plan and a revised condition regarding access to an
393 adjacent parcel adjacent to I-64 and staff can recommend approval.

394 **SUBDIVISION**

395

Dalton Park @ Greenbrooke
(June 2006 Plan)
4320-30 Belfast Road

Youngblood, Tyler & Associates, P.C. for Dalton Park, LLC, Daisey A. Childress, Maynard L., Helen D. and Brenda H. Puryear, Larry C. and Patricia R. Coleman, Myrtle B. Graves and Fidelity Properties, Ltd.: The 10.262-acre site proposed for a subdivision of 21 single-family homes is located between the east line of interstate 295 entrance ramp and the west line of Belfast Road on parcels 743-763-3572 (pt.), 8604, 9020 (pt.), 3527 and 743-762-7481. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 21 Lots**

396

397 Mr. Archer - Is there anyone in the audience in opposition to subdivision Dalton Park
398 @ Greenbrooke (June 2006 Plan), in the Three Chopt District? No opposition. Mr. Branin.

399

400 Mr. Branin - Mr. Chairman, I would like to move for approval on the Expedited
401 Agenda, subdivision Dalton Park at Greenbrooke (June 2006 Plan) subject to the standard
402 conditions for subdivisions served by public utilities, additional conditions Nos. 12 through 17
403 and No. 18 on the addendum.

404

405 Mr. Vanarsdall - Second.

406

407 Mr. Archer - The motion was made by Mr. Branin and seconded by Mr. Vanarsdall.
408 All in favor say aye...all opposed say nay. The motion passes.

409

410 Mr. Silber - Ms. News, on No. 18 it says "Prior to final approval of the subdivision..."
411 Are we talking about "prior to final subdivision approval?"

412

413 Ms. News - Yes, sir.

414

415 Mr. Silber - So, this is granting subdivision approval today.

416

417 Ms. News - This is granting the conditional approval and prior to granting final
418 approval.

419

420 Mr. Silber - So, it should probably say: Prior to approval of final subdivision.

421

422 Ms. News - We can make that change.

423

424 The Planning Commission granted conditional approval to subdivision Dalton Park @
425 Greenbrooke (June 2006 Plan), subject to the annotations on the plans, the standard conditions
426 attached to these minutes for subdivisions served by public utilities and the following additional
427 conditions:

428

- 429 12. The detailed plant list and specifications for the landscaping to be provide within the 35-
 430 foot common area along I-64 shall be submitted to the Department of Planning for review
 431 and approval prior to recordation of the plat.
- 432 13. A County standard sidewalk shall be constructed along both sides of all new roads and the
 433 west side of Belfast Road.
- 434 14. Any necessary offsite drainage easements must be obtained prior to approval of the
 435 construction plan by the Department of Public Works.
- 436 15. The proffers approved as part of zoning cases C-16C-06 and C-9C-04 shall be incorporated
 437 in this approval.
- 438 16. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the
 439 maintenance of the common area by a homeowners association shall be submitted to the
 440 Department of Planning for review. Such covenants and restrictions shall be in form and
 441 substance satisfactory to the County Attorney and shall be recorded prior to recordation of
 442 the subdivision plat.
- 443 17. Any future building lot containing a BMP, sediment basin or trap and located within the
 444 buildable area for a principal structure or accessory structure, may be developed with
 445 engineered fill. All material shall be deposited and compacted in accordance with the
 446 Virginia Uniform Statewide Building Code and geotechnical guidelines established by a
 447 professional engineer. A detailed engineering report shall be submitted for the review
 448 and approval by the Building Official prior to the issuance of a building permit on the
 449 affected lot. A copy of the report and recommendations shall be furnished to the
 450 Directors of Planning and Public Works.
- 451 18. Prior to approval of the final subdivision, the applicant shall provide evidence that an
 452 access easement exists which provides access to the Julius Houston parcel, GPIN 743-
 453 763-3904.

454
 455 Ms. News - Next on page 43 of your agenda and located in the Brookland District is
 456 subdivision Meredith Branch Estates (June 2006 Plan) for 36 lots.

457
 458 **SUBDIVISION**

459
 Meredith Branch Estates **Kimley-Horn & Associates for William F. & J. M. Reid and**
 (June 2006 Plan) **Beazer Homes:** The 14.5-acre site proposed for a subdivision of
 Nuckols and Francistown 36 single-family homes is located at the southwest corner of
 Roads Francistown Road and Nuckols Road and on the west side of
 Francistown Road on parcel 759-765-0133. The zoning is R-3C,
 One-Family Residence District (Conditional). County water and
 sewer. **(Brookland) 36 Lots**

460
 461 Mr. Archer - Is there anyone in the audience in opposition to subdivision Meredith
 462 Branch Estates (June 2006 Plan), in the Brookland District? No opposition. Mr. Vanarsdall.

463
 464 Mr. Vanarsdall - I move that Meredith Branch Estates (June 2006 Plan) be approved on the
 465 Expedited Agenda with the annotations on the plans, the standard conditions for subdivisions
 466 served by public utilities and the following additional conditions, Nos. 12 through 20

467 Mrs. Jones - Second.

468

469 Mr. Archer - The motion was made by Mr. Vanarsdall and seconded by Mrs. Jones. All
470 in favor say aye...all opposed say nay. The motion passes.

471

472 The Planning Commission granted conditional approval to subdivision Meredith Branch Estates
473 (June 2006 Plan), subject to the annotations on the plans, the standard conditions attached to
474 these minutes for subdivisions served by public utilities and the following additional conditions:

475

476 12. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia
477 Power stating that this proposed development does not conflict with its facilities.

478 13. Each lot shall contain at least 11,000 square feet.

479 14. The detailed plant list and specifications for the landscaping to be provided within the 25-
480 foot-wide planting strip easement along the north side of Nuckols Road and the west side of
481 Francistown Road shall be submitted to the Department of Planning for review and
482 approval prior to recordation of the plat.

483 15. A County standard sidewalk shall be constructed along the west side of Francistown Road
484 and on one side of all interior roads.

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

487 17. The proffers approved as part of zoning case C-14C-06 shall be incorporated in this
488 approval.

489 18. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the
490 maintenance of the common area by a homeowners association shall be submitted to the
491 Department of Planning for review. Such covenants and restrictions shall be in form and
492 substance satisfactory to the County Attorney and shall be recorded prior to recordation of
493 the subdivision plat.

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

502 20. The BMP adjacent to Nuckols Road which is proposed as a bio-retention basin shall remain
503 landscaped, as approved in the Subdivision Landscaping Plans, such that the area will be an
504 amenity to the development.

505

506 Ms. News - The final item is on page 45 of your agenda and located in the Varina
507 District. This is subdivision Marion View (June 2006 Plan) for 3 lots. There is an addendum item
508 that simply revises the date on the name of the subdivision to the (June 2006 Plan) from (May 2006
509 Plan).

510 **SUBDIVISION**

511

Marion View
(~~May 2006 Plan~~)
(June 2006 Plan)

Old Osborne Turnpike and
McCoul Street

QMT Corporation for William W. Browning, Jr.: The 8.68-acre site proposed for a subdivision of 2 single-family homes and an industrial lot is located at 706 McCoul Street and Old Osborne Turnpike on parcel 799-709-0564. The zoning is M-2, General Industrial District and R-3, One-Family Residence District. County water and sewer. **(Varina) 3 Lots**

512

513 Mr. Archer - Is there anyone in the audience in opposition to subdivision Marion View
514 (June 2006 Plan), in the Varina District? No opposition. Mr. Jernigan.

515

516 Mr. Jernigan - Mr. Chairman, with that I will move for approval of subdivision Marion
517 View with a caption change to the June 2006 Plan instead of May 2006 Plan. Approval subject
518 to the annotations on the plan, the standard conditions for subdivisions served by public utilities
519 and the following additional conditions Nos. 12, 13 and 14.

520

521 Mr. Vanarsdall - Second.

522

523 Mr. Archer - The motion was made by Mr. Jernigan and seconded by Mr. Vanarsdall.
524 All in favor say aye...all opposed say nay. The motion passes.

525

526 The Planning Commission granted conditional approval to subdivision Marion View (June 2006
527 Plan), subject to the annotations on the plans, the standard conditions attached to these minutes
528 for subdivisions served by public utilities, and the following additional conditions:

529

530 12. The proffers approved as part of zoning case C-28C-06 shall be incorporated in this
531 approval.

532 13. The rear lot line of Lots 2 and 3 shall be adjusted to reflect the ultimate M-1 District line.

533 14. Lots 2 and 3 shall be served by County water and sewer.

534

535 Mr. Silber - Next on the agenda would be consideration of Extensions of Conditional
536 Subdivision Approval. As you will recall, some of the extensions of approval will require
537 Planning Commission consideration and action and some can be handled administratively.
538 There are two on your agenda this morning that will require Planning Commission approval and
539 there are two that are provided for your information only. The two that require Planning
540 Commission approval are the Westerre Parkway (June 1999 Plan) and Wyndham Forest, Section
541 7 (June 1999 Plan). Mr. McGarry, is there anything that the Commission needs to be aware of
542 on any of those?

543

544 Mr. McGarry - No, sir. I'll be happy to answer any questions.

545 **FOR PLANNING COMMISSION APPROVAL**

546

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended Recommended
Westerre Parkway (June 1999 Plan)	Three Chopt	0	0	6	1 Year 6/27/07
Wyndham Forest, Sec. 7 (June 1999 Plan)	Three Chopt	45	1	5	1 Year 6/27/07

547

548

549 **FOR INFORMATIONAL PURPOSES ONLY**

550

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended Recommended
Midview Farms (June 2005 Plan)	Varina	95	47	0	1 Year 6/27/07
Tech Park (June 2005 Plan) (Road Dedication)	Varina	0	0	0	1 Year 6/27/07

551

552 Mr. Archer - Are there any questions for Mr. McGarry from the Commission? No
 553 questions. Then we will need a motion from the Commission. Mr. Branin, I believe these are
 554 yours.

555

556 Mr. Branin - Mr. Chairman, I would like to move that Westerre Parkway and Wyndham
 557 Forest, Section 7 be approved.

558

559 Mr. Vanarsdall - Second.

560

561 Mr. Archer - The motion was made by Mr. Branin and seconded by Mr. Vanarsdall.
 562 All in favor say aye...all opposed say nay. The motion passes.

563

564 The Planning Commission approved the extension for one year, June 27, 2007, for subdivisions
 565 Westerre Parkway (June 1999 Plan) and Wyndham Forest, Section 7 (June 1999 Plan).

566 Mr. Silber - Again, there are two other subdivisions up for extension of subdivision
567 approval and these are for informational purposes only. These are Midview Farm (June 2005
568 Plan) and Tech Park (June 2005 Plan) which is simply a road dedication. There have been no
569 previous extensions on either of these and the recommendation for administrative approval is for
570 one year on these also. If there are no questions on either of those, we will move on to the next
571 item on our agenda, which would be a transfer of approval on page 4, POD-129-77, Nanking
572 Restaurant. I would like to bring to your attention a revised condition on your addendum.

573

574 **TRANSFER OF APPROVAL**

575

POD-129-77

Nanking Restaurant

(Formerly Awful Arthur's
and Aberdeen Barn)

7408 W. Broad Street

Ben Luu for TKEB, LLC: Request for transfer of approval as
required by Chapter 24, Section 24-106 of the Henrico County
Code from Billings R. Ruddock, Et.Al. & 7408 WB LLC to
TKEB, LLC. The 1.78-acre site is located on the north side of
W. Broad Street (U.S. Route 250) between Wistar Road and
Bethlehem Road at 7408 W. Broad Street on parcel 766-749-
2740. The zoning is B-3, Business District and R-6, General
Residence District. County water and sewer. **(Brookland)**

576

577 Mr. Archer - Is there anyone in the audience in opposition to the transfer of approval
578 request for POD-129-77, Nanking Restaurant, in the Brookland District? No opposition. Good
579 morning, Mr. Kennedy.

580

581 Mr. Kennedy -

The new owner agrees and accepts the conditions from the original POD.
582 The applicant has also agreed to correct the deficiencies that were identified in the staff's
583 inspection report, including the replacing of the landscaping in the front of the building and at
584 the rear parking area, screening of service areas, painting the dumpster enclosure, removing of a
585 grease dumpster that is not enclosed, some asphalt patching, and removal of debris and benches
586 and other things around the building.

587

588 The owner has done significant improvements to the interior of the building and has repaved
589 portions of the parking lot that were in very bad condition. Condition No. 1 has been revised to
590 specify that a bond will be required if the deficiencies identified by staff are not resolved prior to
591 December 28, 2006. There is a lot of landscaping being replaced, but we are not expecting them
592 to do the landscaping at this time because it would just die in the heat of the summer. In any
593 case, all of the deficiencies would be resolved by March 28, 2007. The condition reads as
594 follows: The site deficiencies, as identified in the inspection report, dated June 14, 2006, shall
595 be corrected by December 28, 2006, or a bond shall be posted in the amount of \$2,500 and all
596 remaining deficiencies shall be corrected by March 28, 2007. With that, staff can recommend
597 approval.

598

599 Mr. Archer -

600 Mr. Kennedy?

601

602 Mr. Vanarsdall -

Thank you, Mr. Kennedy. Are there any questions by the Commission for

Mr. Kennedy, Mr. Luu has agreed to all of these, you told me.

603 Mr. Kennedy - Yes. As he met with me this morning, he agreed to this.
604
605 Mr. Vanarsdall - Thank you for doing a good job on this, helping me with it, and Leslie too.
606
607 Mr. Archer - Would you like to hear from anyone, Mr. Vanarsdall?
608
609 Mr. Vanarsdall - Not unless someone else wants to talk to him.
610
611 Mr. Archer - All right. I think that we are ready.
612
613 Mr. Vanarsdall - I move POD-129-77, Nanking Restaurant, be approved with the
614 annotations on the plans, the standard and additional conditions on the original approval and the
615 condition No. 1 on the agenda needs to be revised and has been revised on the addendum.
616
617 Mr. Jernigan - Second.
618
619 Mr. Archer - The motion was made by Mr. Vanarsdall and seconded by Mr. Jernigan.
620 All in favor say aye...all opposed say nay. The motion passes.
621
622 The Planning Commission approved the transfer of approval request for POD-129-77, Nanking
623 Restaurant (Formerly Awful Arthur's and Aberdeen Barn) 7408 W. Broad Street, from Billings
624 R. Ruddock, Et.Al and 7408 WB LLC to TKEB, LLC, subject to the standard and added
625 conditions previously approved and the following additional condition:
626
627 1. The site deficiencies, as identified in the inspection report, dated **June 14, 2006**, shall be
628 corrected by **December 28, 2006**, or a bond shall be posted in the amount of \$2,500 and
629 all remaining deficiencies shall be corrected by March 28, 2007.
630

631 **LANDSCAPE & LIGHTING PLAN**

632

LP/POD-51-04 Westover Pines Townhomes 320 Westover Avenue	Jeff Bragdon for Westover Pines/Highland Springs, LLC: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.887-acre site is located on the west side of Westover Avenue, approximately 125 feet north of 3 rd Street on parcel 815-728-9692. The zoning is RTH, Residential Townhouse District. (Varina)
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633

634 Mr. Archer - Is there anyone in the audience in opposition to the landscape and lighting
635 plan for LP/POD-51-04, Westover Pines Townhomes, in the Varina District? No opposition.
636 Good morning, Ms. Goggin.

637 Ms. Goggin - Good morning. Evan Painter of Prospect Homes has met with the
638 adjacent property owners to go over the landscape and lighting plan that's in front of you today
639 for approval. Staff has spoken with Mr. Henderson this morning and he lives across the street
640 from the project, right here (referring to rendering on the screen), and he is good with the plan
641 and has agreed to keep in touch with staff as the site progresses and landscaping is installed. Mr.
642 Kenney, the neighbor along the southern property line, right there, has expressed concern about
643 the ultimate placement of the landscaping and the fence in the area adjacent to his property line.
644 And, Mr. Painter has committed to continue to work with Mr. Kenney to address his concerns.
645 Staff recommends approval subject to the annotations on the plans, the applicant's commitment
646 to continue working with the neighbors and the standard conditions for landscape and lighting
647 plans. Mr. Painter is here if you have any questions of him.

648

649 Mr. Archer - All right. Thank you, Ms. Goggin. Are there any questions from the
650 Commission for Ms. Goggin?

651

652 Mr. Jernigan - I don't have any, Mr. Chairman.

653

654 Mr. Archer - Would you like to hear from anybody, Mr. Jernigan?

655

656 Mr. Jernigan - No. Ms. Goggin took care of everything on this and I appreciate the help
657 she did. She was here a little late last night getting this one straight and it's straight.

658

659 Mr. Archer - All right.

660

661 Mr. Jernigan - I'm ready for a motion. With that, Mr. Chairman, I will move for
662 approval of landscape and lighting plan LP/POD-51-04, Westover Pines Townhomes, subject to
663 the annotations on the plans and the standard conditions for landscape and lighting plans.

664

665 Mr. Vanarsdall - Second.

666

667 Mr. Archer - The motion was made by Mr. Jernigan and seconded by Mr. Vanarsdall.
668 All in favor say aye...all opposed say nay. The motion passes.

669

670 The Planning Commission approved the landscape and lighting plan for LP/POD-51-04,
671 Westover Pines Townhomes, subject to the annotations on the plans and the standard conditions
672 attached to these minutes for landscape and lighting plans.

673 **LANDSCAPE PLAN (Deferred from the May 24, 2006 Meeting)**

674

LP/POD-56-04

Aspen Park – Staples Mill
and School Roads

Purvis & Associates, Inc. for James R. & Thomas W. Hamilton: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 5.80-acre site is located on the east line of Staples Mill Road (U.S. Route 33), approximately 300 feet north of Aspen Avenue on parcels 774-746-3074 and 4666. The zoning is O-2, Office District, O-2C, Office District (Conditional) and M-1, Light Industrial District. **(Brookland)**

675

676 Mr. Archer -

Is there anyone in the audience in opposition to the landscape plan for LP/POD-56-04, Aspen Park, in the Brookland District? No opposition. Good morning, Mr. Strauss.

678

679 Mr. Strauss -

Thank you, Mr. Chairman. The Commission may recall that this landscape plan was deferred last month to work out issues regarding the ornamental fence along the property line with Staples Mill Road. The Commission did approve the lighting plan last month. The applicant has prepared a revised landscape plan which did not make it into the packet this month, but we are handing out that revised landscape plan this morning. The revised plan shows an adjusted brick column spacing with an ornamental wrought iron fence which avoids the existing sanitary sewer line to the extent possible. There is a need for the applicant to provide some additional information to the Department of Public Utilities with respect to the minimum distance of the brick columns footings in relation to the sanitary sewer line. There will be a need for a maintenance agreement between the owner and our Department of Public Utilities for the fence and any landscaping that may fall within the sanitary sewer easement.

691

You may note that there is a nice continuous evergreen hedge at the foot of the fence, which has been added since the last plan. And, with that, staff can recommend approval of the revised landscape plan in accordance with the annotations on the plan and the standard conditions for landscape plans, and I'll be happy to answer any questions?

696

697 Mr. Archer -

Thank you, Mr. Strauss. Are there any questions by the Commission?

698

699 Mr. Vanarsdall -

I see that you have annotated the plan as to what we talked about on the fence.

701

702 Mr. Strauss -

Yes, sir.

703

704 Mr. Vanarsdall -

Have you had a chance to talk to Mr. Hamilton on it?

705

706 Mr. Strauss -

Not this morning. I'm not even sure that he is here, but we will be talking again and Mrs. Dibble is here also.

708

709 Mr. Vanarsdall -

Thank you.

710 Mr. Archer - All right. Are there any further questions?
711

712 Mr. Vanarsdall - Mr. Chairman, I don't need to talk to the applicant, unless someone else
713 has a question.
714

715 Mr. Archer - There doesn't seem to be any other questions, Mr. Vanarsdall, and I think
716 we are ready.
717

718 Mr. Vanarsdall - I move that POD-56-04, Aspen Park, be approved with the annotations on
719 the plans and the standard conditions for landscape plans.
720

721 Mr. Branin - Second.
722

723 Mr. Archer - The motion was made by Mr. Vanarsdall and seconded by Mr. Branin.
724 All in favor say aye...all opposed say nay. The motion passes.
725

726 The Planning Commission approved the landscape plan for LP/POD-56-04, Aspen Park, subject
727 to the annotations on the plans and the standard conditions attached to these minutes for
728 landscape plans.
729

730 **LANDSCAPE & LIGHTING PLAN** 731

LP/POD-12-05 The Carriage Homes @ CrossRidge, Section 3	Eagle Construction for Courtney Development, Inc.: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 36.25-acre site is located on Bayon Way off of CrossRidge Glen Way in CrossRidge on part of parcel 766-762-1042. The zoning is R-6C, General Residence District (Conditional). (Brookland)
---	--

732
733 Mr. Silber - There is an addendum item on this case to indicate that there is an
734 additional condition No. 6 that staff is recommending.
735

736 Mr. Archer - Is there anyone in the audience in opposition to the landscape and lighting
737 plan for LP/POD-12-05, The Carriage Homes @ CrossRidge, Section 3, in the Brookland
738 District? We have opposition. Sir, we will get to you. Mr. Kennedy.
739

740 Mr. Kennedy - The applicant submitted a revised plan to address the staff's annotations
741 on an earlier plan and regarding conflicts between landscaping and drainage easements. In
742 addition, the plan has been annotated and a condition has been added to address the concerns of
743 adjoining property owners regarding the adequacy of buffers between Carriage Homes, Section 1
744 and Carriage Homes, Section 3. There are actually two separate defined sections with separate
745 Homeowners Associations. That was promised at the time they purchased their units as well as
746 some additional landscaping that was also promised to units that were purchased in the Oaks,
747 Section 1. The additional annotations were divided to provide more dense screening at those

748 locations. And of course, what they were promised, are not requirements of the Code but the
749 homeowners were promised this landscaping at the time of purchase. So, the developers are
750 making good on their promises in providing landscaping at those locations.

751

752 I have met with a variety of property owners around both the Oaks and Carriage Hills, Carriage
753 Hills, Sections 1 and 2, which were previously approved. The significant grading differences
754 between what's on site and what's on the approved plan, the developer is working through those
755 grading issues at this time to resolve the differences between reality and what's on paper.
756 Basically, the plans said one thing and when they got to the ground the grades were a little bit
757 different there. They are putting in higher retaining walls than were previously expected and
758 some of the grades are different. The developer has been participating in addressing that. They
759 have addressed it with most of the homeowners at this time. I understand that there is still a
760 homeowner that has some concerns. This is a landscape plan approval, not the grading plan
761 being approved at this time. It is appropriate for him to address you so that we can make sure
762 that his concerns go on record, and make sure the developer continues to address the rest of these
763 concerns.

764

765 With that we can recommend approval. The added condition, again, goes back to the
766 annotations and just says that a continuous landscape buffer will be maintained or provided
767 between Carriage Homes at CrossRidge, Section 1 and Carriage Homes at CrossRidge, Section
768 3, extending from CrossRidge Glen Way to Felton Court and that an evergreen buffer shall be
769 provided along the berm extending along the rear of Lots 1, 2 and 3 of the Oaks at CrossRidge.
770 That berm was a part of the grading problem that we've addressed. With that, we recommend
771 approval. The adjoining property owner has concerns he would like to address.

772

773 Mr. Vanarsdall - Mike, Joyce Wolfe, the representative, told me that she talked to both of
774 those homeowners about more trees in the back, and suggested a berm and they thought that was
775 a wonderful idea.

776

777 Mr. Kennedy - Yes. They are participating and they are addressing concerns as
778 identified.

779

780 Mr. Vanarsdall - Now there was something that came up about the roads and we found that
781 in the proffer of the case, that the roads would be 30 feet, 36 back to back to curb. We couldn't
782 find it on these other plans.

783

784 Mr. Kennedy - That's true. On the earlier plans which were the POD plans, it showed
785 that the roads are 30 feet of pavement with 3 foot roll-face curb and gutter on each side. That's
786 correct, sir.

787

788 Mr. Vanarsdall - Very good. Thank you. We need to hear from Ms. Wolfe since we have
789 opposition.

790

791 Mr. Archer - Do any other Planning Commission members have questions for Mr.
792 Kennedy?

793

794 Mr. Kennedy - They would like to wait until the property owner has addressed his
795 concerns. State your name and address for the record, sir (referring to citizen).

796

797 Mr. Vanarsdall - Good morning, sir.

798

799 Mr. Mattamana - Thank you for giving me this opportunity. My name is Biju Mattamana
800 and my address is 4901 Topping Lane, which is this lot in this picture (referring to rendering on
801 the screen).

802

803 Mr. Silber - Excuse me, sir, would you spell your name please?

804

805 Mr. Mattamana - Yes. B I J U, that's my first name and my last name is M A T T A M A N
806 A.

807

808 Mr. Silber - Thank you.

809

810 Mr. Mattamana - I have a serious problem with this development going on behind my
811 property. The landscape and the elevation of the land in this new development is higher than my
812 lot. Presently all the soil they added here in this area (referring to rendering on the screen) is
813 eroded and has settled in my backyard. All of my grass is filled with the soil which is eroded.
814 All the water coming from here after the rain is falling to my lot, so my backyard is like a swale
815 right now. I expressed my concerns several times to the County Engineering including Steve
816 Bandura and Keith White and their drawings probably show the appropriate elevations but the
817 contractor is not doing right, I think. So, in reality what I am seeing at the site, behind my
818 property, and what I am hearing from the County is two different things. So, I would like your
819 attention to see where this mismatch is coming up. There is a storm sewer line which they made
820 which is more than a diameter pipe line coming from this boundary line and terminated in the
821 middle of my property, which allows all the rainwater to flow directly onto my property. I
822 requested the County several times within the last year and have taken pictures and sent emails
823 but they assured me that the pipeline would be straightened out and will be discharged at this end
824 (referring to rendering on the screen) but it has not taken place as of today. I don't have any
825 approved drawings. Mike just showed me it was applied on that pipeline but it is not discharging
826 that water through this end. So, I have a serious problem that I am facing because of what is
827 going on here, and I'm here to express my concern and my objection to what is going on here.
828 Thank you.

829

830 Mr. Vanarsdall - What we are going to do is have Mr. Kennedy, or one of the others will
831 take you to the back to address that. We want you to meet with them and they will get your
832 name and so forth and we will see if we can work it out for you. And did you say you talked
833 with someone from the County before?

834

835 Mr. Mattamana - I continue to send my complaints and copies, including Mr. Dick Glover.
836 But, I have not received a response so far. But, I am receiving responses from Steve Bandura
837 and Keith White from Engineering and they are assuring that the drawings are corrected but I

838 would invite any of you to my yard and see how messy it is right now and how serious the
839 problem is.

840 Mr. Vanarsdall - We will get somebody from Public Works out there too. Thank you.

841

842 Mr. Archer - Mr. Mattamana, when you say the line terminates in your yard, does the
843 pipe just ends there, above the surface?

844

845 Mr. Mattamana - Yes. The pipe ends at the middle of, at the boundary line, and the middle
846 of the property. And, the pipeline is huge and it is three feet higher than the ground. It is almost
847 discharging almost three feet higher than my property, the elevation. You can see that the water
848 is flowing like this (referring to map) and they put some rocks over there and put some mud on
849 the concrete pipe so that it will grow grass on top of the concrete pipeline. You guess that it is
850 stupid what they did because if you put soil over a concrete pipe and put seed on that, it's not
851 going to grow. The first rain it runs off into my property, it's in my backyard. All of my grass
852 is gone.

853

854 Mr. Archer - Okay. I was just trying to get into my mind how it looks at the end.

855

856 Mr. Jernigan - Did somebody from Public Works come to your house?

857

858 Mr. Mattamana - Yes. Actually, Steve Bandura and Keith White. They came and assured
859 me that it would be corrected, but no action has been taking place at the site now. I am seeing
860 that the contractor is finishing that area, seeding it and putting straw on top of it.

861

862 Mr. Vanarsdall - What we are going to do, I am going to pass this by for the time being and
863 we are going to have them come over.

864

865 Mr. Silber - Yes. We are trying to reach Keith White right now to see if we can have
866 him come down and report to this Board Room, Mr. Bandura is on vacation, and see if he can
867 address this. I don't know if you want to hear from the applicant, Mr. Vanarsdall, or would you
868 like to wait....

869

870 Mr. Vanarsdall - At this point, I don't think we need to speak with them, I think we should
871 wait for them.

872

873 Mr. Silber - Okay.

874

875 Mr. Archer - So, we are going to put this on hold for the time being?

876

877 Mr. Silber - Yes, we will pass this by for a few minutes.

878

879 Mr. Archer - Mr. Mattamana, we are going to pass this by until Mr. White gets here.
880 Well, let's move on to the next case then.

881

882 **THE PLANNING COMMISSION PASSED THIS CASE BY FOR FURTHER**
883 **DISCUSSION UNTIL LATER IN THE MEETING.**

884

885 Mr. Silber - Our next case is on page 9 of your agenda, LP/POD-27-04, Three Notch
886 Place, in the Three Chopt District.

887 **LANDSCAPE PLAN**

888

LP/POD-27-04
Three Notch Place –
Three Chopt Road and
Pump Road

Balzer & Associates, Inc. for TC&P, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 14.83-acre site is located at the southeast intersection of Three Chopt and Pump Roads on part of parcel 740-759-1053. The zoning is RTHC, Residential Townhouse District (Conditional) and WBSO, W. Broad Street Overlay District. **(Three Chopt)**

889

890 Mr. Archer - Is there anyone in the audience in opposition to the landscape plan for
891 LP/POD-27-04, Three Notch Place, in the Three Chopt District? No opposition. Mr. Strauss.

892

893 Mr. Strauss - Thank you, Mr. Chairman. We are distributing a revised annotated plan
894 this morning, which is the result of several meetings with the neighborhood. The focus of much
895 of the attention this last several months has been the proffered buffer adjacent to the Wythe
896 Trace neighborhood, which is located along the southern property line of this development. The
897 rezoning case for this project indicated that a 25-foot-wide natural buffer was to be provided
898 which could include supplemental planting and a fence placed generally along the property line.
899 However, as the proffers states: The developer shall attempt to avoid existing mature trees within
900 the buffer. And that, Mr. Chairman, is one of the issues that has been consuming much of our
901 time reviewing this plan, that and the filling of some of the gaps in the natural buffer where little
902 to no screening is afforded by the existing saved trees.

903

904 The annotations on the staff plan that we are recommending for approval this morning includes a
905 recommendation that the developer adjust the fence location as was marked in the field to save
906 existing mature trees. We have also made a written annotation that the evergreen trees are to be
907 field located for the optimum screening effect in several areas noted in the plan. We have also
908 recommended that some Leyland Cypressess also be used in the sunny areas where they will
909 provide a much faster buffer in these locations. So, with that, staff is recommending approval of
910 this revised staff landscape plan with the standard conditions for landscape plan approval. I
911 would note that Mrs. Harlow is here and I believe Mr. McKinney is, as well. I don't think they
912 are in opposition with the landscape plan but they may have some questions.

913

914 Mr. Archer - Thank you, sir.

915

916 Mr. Silber - Mr. Strauss, you may have mentioned this and I may have missed it, but is
917 there an additional phase to this landscape plan dealing with foundation planting or lot planting?

918

919 Mr. Strauss - I actually contacted Prospect Homes yesterday and they did send me what
920 they intend to plant as foundation planting on the plan. It is not the responsibility of Russ
921 Malone and the developer to plant the building, it is Prospect Home's. So I did call them and got
922 a foundation planting plan which I have included on the sheet for reference. Although, there will
923 be two separate landscape installation efforts on this project, this is representing Phase 1, per se,
924 for approval. There will be no need to come back for additional approval for a foundation
925 planting plan.

926

927 Mr. Silber - Okay. Very good. Thank you.

928

929 Mr. Archer - Are there any further questions for Mr. Strauss from Commission
930 members?

931

932 Mr. Branin - I don't have any for Mr. Strauss, but I would like to see if Mrs. Harlow
933 has any questions.

934

935 Mr. Archer - Would you like to hear from the applicant first?

936

937 Mr. Branin - No, I don't think I need to hear from the applicant.

938

939 Mr. McKinney - My name is Richard McKinney and I live in Wythe Trace. Mrs. Harlow is
940 our representative, the two of us.

941

942 Mr. Branin - I was getting ready to say that you don't look at all like Mrs. Harlow.

943

944 Mr. McKinney - Yeah, I know. The landscape plan that has been laid out, Jim has done a
945 great job with working with the development. I think because it is still yet to be done we still
946 have concerns that it will be done the way we expect it, of the field landscaping. I heard the
947 gentleman talking earlier about drainage issues, we do have some as well. Although, it is not
948 specifically related to the landscape plan, depending on how those issues of elevations are
949 addressed it could impact the landscape plan. Our only point would be, as we put in that
950 landscaping, which will probably be later in the year now, to insure that that happens as has been
951 stated by Jim and also by the developer. So, there's no real question just those comments to
952 make sure that that happens the way we expect it because some things along the way here have
953 been flawed relative to that. That's it.

954

955 Mr. Branin - Mr. Strauss, would you make a comment on that. I know we have looked
956 at the drainage issues out there.

957

958 Mr. Strauss - Well, what Mr. McKinney is referring to is something that I saw on my
959 last visit out there. There are patios being constructed in the backs of these units and these patios
960 are specifically allowed by the proffers. Patios, in some cases had to be raised with some fill
961 beneath them so that consequently raised the slope. These slopes are required to be stabilized by
962 our Environmental Division before the project is finished, so there will be some grass growing
963 on these slopes. What I notice is there may be an instance or two where the ditch, so to speak,

964 that connects to the storm inlets back there might need some enhancement, it looked a little flat
965 in some spots, but this project has not had final grading yet, finished grading, so I think we could
966 probably fix whatever problem that may exist out there. There is nothing really drastic that I saw
967 when I was out there, but there was a concern that water might flow into the buffer area. And we
968 have had some heavy rains, as you know. So, I went to Public Works Environmental and sat
969 down with Jeff Perry and Scott Jackson and we did discuss it then and they were going to send
970 someone out there. We haven't arranged that yet but I'm sure they will be sending inspectors
971 out there in due course as the project draws to completion. So, I'm reasonably comfortable that
972 we will address the situation.

973

974 Mr. Branin - Thank you.

975

976 Mr. Archer - Does anyone else have any questions for Mr. Strauss? No questions. Mr.
977 Branin, would you like to hear from anyone else?

978

979 Mr. Branin - No, sir, I do not, but I would like to make one comment and I am sure
980 Mrs. Harlow and Mr. McKinney would agree. Mr. Strauss has put unknown hours into trying to
981 solve a problem that exists, which is a true reflection of the Planning staff and the Planning
982 Department here at the County, which I'm sure they would agree. It's been a rough project,
983 tough conditions, but I think that we are about there and I thank you, Mr. Strauss. So, with that,
984 Mr. Chairman, I would like to move for approval of LP/POD-27-04, Three Notch Place, subject
985 to staff's recommendations, the annotations on the plan, and the standard conditions for
986 landscape plans.

987

988 Mr. Vanarsdall - Second.

989

990 Mr. Archer - The motion was made by Mr. Branin and seconded by Mr. Vanarsdall.
991 All in favor say aye...all opposed say nay. The motion passes.

992

993 The Planning Commission approved the landscape plan for LP/POD-27-04, Three Notch Place,
994 subject to the standard conditions attached to these minutes for landscape plans.

995

996 **AT THIS TIME THE COMMISSION RETURNED TO, LP/POD-12-04, THE CARRIAGE**
997 **HOMES @ CROSSRIDGE, SECTION 3,**

998

999 Mr. Silber - Members of the Commission we may want to go back to the previous
1000 case. I see that Mr. White has been called into duty. I think we were discussing the case relative
1001 to the adjacent property owner's concern about drainage and impact of the topo difference and
1002 sediment buildup on the lot. Mr. Kennedy, if we can go back to that slide. Perhaps we can show
1003 Mr. White where the issue is and identify the adjacent property owner's lot.

1004 **LANDSCAPE & LIGHTING PLAN**

1005

LP/POD-12-05
The Carriage Homes @
CrossRidge, Section 3

Eagle Construction for Courtney Development, Inc.: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 36.25-acre site is located on Bayon Way off of CrossRidge Glen Way in CrossRidge on part of parcel 766-762-1042. The zoning is R-6C, General Residence District (Conditional). (**Brookland**)

1006

1007 Mr. White - Good morning, I'm Keith White with Public Works. I am aware of the
1008 problem. The pipe originally stopped before the wetlands according to the construction plans,
1009 and it wasn't the ideal alignment. There has been a revision approved. It was approved about a
1010 week ago and the consultant, developer was called, they haven't picked it up yet. I talked to the
1011 consultant yesterday and they are aware of it and they said that the work is going to begin as
1012 soon as they get the plans. It realigns the storm sewer to pull it away from Mr. Mattamana's
1013 property and discharge it to the wetlands. There is currently a hump on the storm sewer pipe that
1014 was originally approved and built but it is not an ideal situation and that's being revised. The
1015 grade over the pipe, on the revision, is lower than his yard so the water is not going to run from
1016 this project onto his yard. It's going to drain the other way.

1017

1018 Mr. Silber - So, the revised plan, when constructed, should alleviate this concern, this
1019 problem?

1020

1021 Mr. White - Yes.

1022

1023 Mr. Silber - I guess in the interim, he is subjected to drainage and sediment buildup
1024 etc. Is there anything that could be done in the interim as far as

1025

1026 Mr. White - It is my understanding, based on the consultant I talked with yesterday,
1027 they are going to start as soon as they get their hands on the plans and they are up there ready for
1028 them to pick up.

1029

1030 Mr. Vanarsdall - So something is going to be done immediately?

1031

1032 Mr. White - Right away. That has been my understanding

1033

1034 Mr. Vanarsdall - Would you tell him what you have in mind and so forth when you go out?

1035

1036 Mr. White - Yes.

1037

1038 Mr. Silber - Mr. Vanarsdall, we may want to hear from the applicant as to where we
1039 are and how soon they anticipate starting this.

1040

1041 Mr. Vanarsdall - Keith, thank you for coming over. Good morning, ma'am.

1042 Ms. Wolfe - Good morning. I'm Joyce Wolfe with Eagle Construction. Unfortunately,
1043 I do not work for the developer who would be in charge of the contractor doing the corrected
1044 work to the drainage situation out there, so I can not speak to that. We do work in the same
1045 building though so I can give them a little nudge when I get back. But, as far as the landscape
1046 plan I'll be happy to answer any questions regarding that.

1047

1048 Mr. Vanarsdall - All right. This really isn't a part of that but I wanted you to come up
1049 anyway and we are going to follow that.

1050

1051 Ms. Wolfe - Like I said, we work in the same building so I can give them a little nudge
1052 when I get back to get that going. In fact, I'll call them before I leave here to see if they want me
1053 to pick up the plans.

1054

1055 Mr. Silber - Would you mind picking up the plans and taking them back with you,
1056 maybe doing more than just a nudge.

1057

1058 Mr. Vanarsdall - Sometimes those plans lay around, don't they?

1059

1060 Mr. Silber - Sometimes.

1061

1062 Mr. Vanarsdall - So, we would like to see this one not lay around and we appreciate your
1063 help.

1064

1065 Ms. Wolfe - I'll make sure that they know that it is a priority.

1066

1067 Mr. Vanarsdall - And I also appreciate what you told me about the berms and everything
1068 and working with Mike on it. Thank you, Joyce.

1069

1070 Mr. Archer - Thank you, Ms. Wolfe.

1071

1072 Mr. Kennedy - On the display monitor is a copy of the construction plans that were just
1073 approved. In fact, it was highlighted to show where the pipe change was made for the benefit of
1074 Mr. Mattamana.

1075

1076 Mr. Vanarsdall - Thank you. Thank you for the work on this.

1077

1078 Mr. Archer - All right. Are there any further questions from anybody?

1079

1080 Mrs. O'Bannon - Did we hear Ms. Wolfe say that she would take the plans back with her?

1081

1082 Mr. Vanarsdall - Yes.

1083

1084 Mrs. O'Bannon - Thank you.

1085

1086 Mr. Archer - All right, Mr. Vanarsdall, are you ready for a motion?

1087 Mr. Vanarsdall - I move that LP/POD-12-05, The Carriage Homes @ CrossRidge, Section
1088 3, be approved with the annotations on the plans, the standard conditions for landscape and
1089 lighting plans and then on the addendum an added condition.

1090

1091 Mr. Jernigan - Second.

1092

1093 Mr. Archer - The motion was made by Mr. Vanarsdall and seconded by Mr. Jernigan.

1094 All in favor say aye...all opposed say nay.

1095

1096 The Planning Commission approved the landscape and lighting for LP/POD-12-05, The Carriage
1097 Homes @ CrossRidge, Section 3, subject to the annotations on the plans, the standard conditions
1098 for landscape and lighting plans and the following additional condition:

1099

1100 6. **ADDED-** A continuous landscape buffer will be maintained or provided between The
1101 Carriage Homes at CrossRidge, Section 1 and the Carriage Homes at CrossRidge,
1102 Section 3, extending from CrossRidge Glen Way to Smith Point Way and a thick
1103 evergreen buffer will be provided along the berm extending along the rear lot lines of
1104 Lots 1-3 of The Oaks at CrossRidge.

1105 **ARCHITECTURAL PLANS**

1106 **(Deferred from the May 24, 2006 Meeting)**

1107

POD-9-06
Staples Mill Square
Shopping Center –

Staples Mill Road and Old
Staples Mill Road

**RK&K Engineers, LLP for Marchetti Properties V, LLC
and Staples Mill Development Company:** Request for
approval of architectural plans, as required by Chapter 24,
Section 24-106 of the Henrico County Code, to construct a one-
story, 181,700 square foot community shopping center. The
36.71-acre site is located along the north line of Staples Mill
Road (U.S. Route 33) and the west line of Old Staples Mill
Road, approximately 340 feet north of their intersection on
parcels 768-758-8513 (pt.), 4701, 768-757-2542 (pt.), 769-757-
3204, 3723, 5051, 5168, 769-756-3391, 5278 and 6190. The
zoning is B-2C, Business District (Conditional) and R-3, One-
Family Residence District. County water and sewer.
(Brookland)

1108

1109 Mr. Archer - Is there anyone in the audience in opposition to the architectural plans for

1110 POD-9-06, Staples Mill Square Shopping Center, in the Brookland District? No opposition. Mr.

1111 Wilhite, good morning, sir.

1112

1113 Mr. Wilhite - The staff plan for this project was approved at your April 19, 2006,
1114 meeting and the architectural plans have been deferred twice for this one. In fact, we just
1115 recently met with the architect and developer on Monday to discuss the architectural design of
1116 the buildings. As a result, there is a revised plan that we just received yesterday so it would be

1117 necessary to waive the time limit in order for the Commission to act on it, and those plans have
1118 just been handed out to you. One of the biggest issues that we had, on the front of the plans that
1119 was shown in your packet, was the color coordination between the Target building and the other
1120 retail stores. In the meeting with the architect, they agreed to go to a lighter color use on the
1121 Target to coordinate better with the retail stores as proposed. Those show up on the revised
1122 renderings that you have just received. Also, the Target Store originally had shown a lot of
1123 smooth-face CMU in use. The building materials have been revised, so the entire building is
1124 constructed of split-face block as the retail stores will be and they will use stain color as opposed
1125 to the painted CMU which was shown on the original Target plans. All the smooth-face CMU
1126 has been removed from the Target building.

1127

1128 In addition, they have agreed to extend the cornice detail on the building. It doesn't show up
1129 very well on the renderings that you have here but staff has requested that they enlarge the
1130 cornice shown on the building to better match the scale shown on the retail stores. The applicant
1131 is agreeable to doing that as well.

1132

1133 The EIFS that appears on the retail stores is constructed over a steel frame and due to the way
1134 the proffers on this site are written that type of construction requires specific approval by the
1135 Planning Commission. Staff is okay with the use of that type of construction. Also, the
1136 applicant has guaranteed that the parapets on both the Target building and retail store buildings
1137 will be tall enough to shield any rooftop HVAC equipment. With that, staff can recommend the
1138 revised plans that you have just received with the annotations shown on them. I'll be happy to
1139 answer any questions that you may have.

1140

1141 Mr. Archer - Thank you, Mr. Wilhite. Are there any questions by the Commission?

1142

1143 Mr. Vanarsdall - Jack Shady wanted the brown doors another color. Did we get that
1144 straight?

1145

1146 Mr. Wilhite - Yes, they were changed to a lighter color to match the building, yes.

1147

1148 Mr. Vanarsdall - Thank you. That's the only question that I had.

1149

1150 Mr. Archer - Are there any more questions? Would you like to hear from the applicant,

1151 Mr. Vanarsdall?

1152

1153 Mr. Vanarsdall - No, I don't need to. All right. First of all the metal construction that they
1154 are using instead of the other that was in the proffer, I move that we approve that revision.

1155

1156 Mr. Jernigan - Second.

1157

1158 Mr. Archer - The motion was made by Mr. Vanarsdall and seconded by Mr. Jernigan.

1159 All in favor say aye...all opposed say nay. The motion passes.

1160

1161 The Planning Commission approved the revised architectural plans for POD-9-06, Staples Mill
1162 Square Shopping Center.

1163

1164 Mr. Vanarsdall - We had a meeting yesterday, so as he said these prints are yesterday's
1165 prints so I move we waive the time limit on the plan.

1166

1167 Mr. Jernigan - Second.

1168

1169 Mr. Archer - The motion was made by Mr. Vanarsdall and seconded by Mr. Jernigan to
1170 waive the time limits. All in favor say aye...all opposed say nay. The motion passes.

1171

1172 The Planning Commission approved waiving the time limits on POD-9-06, Staples Mill
1173 Shopping Center.

1174

1175 Mr. Vanarsdall - I know that you worked hard on this, Kevin. Thank you. Bobby Markel
1176 and Jack Shady are here this morning. Thank you. I move POD-9-06, Staples Mill Shopping
1177 Center be approved with the annotations on the plans, the standard conditions for developments
1178 of this type and the other that we just approved.

1179

1180 Mr. Jernigan - Second.

1181

1182 Mr. Archer - The motion was made by Mr. Vanarsdall and seconded by Mr. Jernigan.
1183 All in favor say aye...all opposed say nay. The motion passes.

1184

1185 The Planning Commission approved the revised architectural plans for POD-9-06, Staples Mill
1186 Square Shopping Center, subject to the standard conditions attached to these minutes for
1187 developments of this type and the additional conditions on the original plan.

1188

1189 **PLAN OF DEVELOPMENT**

1190

POD-4-06
Southall @ CrossRidge –
CrossRidge Glen Way

Engineering Design Associates for Eagle Construction of Virginia, LLC: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 16, two-story, buildings containing six condominium units each with garages for a total of 96 units. The 20.057-acre site is located at the western terminus of CrossRidge Glen Way at 4000 CrossRidge Glen Way on parcel 762-764-7055. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Brookland)**

1191

1192 Mr. Archer - Is there anyone in the audience in opposition to POD-4-06, Southall @
1193 CrossRidge, in the Brookland District? No opposition. Mr. Kennedy.

1194 Mr. Kennedy - Good morning, again. Southall @ CrossRidge is a six-plex senior
1195 condominium project. There are six units in each building and this is the final section proposed
1196 in this development located in the CrossRidge Senior Housing community. It is located at the
1197 terminus of CrossRidge Glen Way, it's just located south of the Carriages @ CrossRidge and
1198 that is a plan that we just approved for the landscaping. It is actually, technically, just south of
1199 the Carriages, Section 2 which was just previously approved. The subject property was zoned R-
1200 6C, General Residence District in 2000 and was subject to the proffers of zoning case C-17C-00
1201 which is actually to be constructed as apartments. It was subsequently amended in 2005 by
1202 zoning case C-51C-05 to permit the construction of 102 condominium units and actually we are
1203 only approving 96. So, due to their constraints of the site they were only able to get 16, six-
1204 plexes as opposed to 17. So, they reduced the number of units that were approved from the
1205 zoning case. There are only 96 units being proposed at this time.

1206

1207 The plans satisfies the applicable zoning requirements and multi-family design standards and
1208 guidelines and applicable proffers have also been satisfied. The project includes individual
1209 elevators for the upper story units, recreational amenities, underground utilities and sidewalks
1210 against all buildings. A 10-foot landscape buffer will be provided along the school site. With
1211 that, staff can recommend approval, plus 9 and 11 amended because of the sensitivity of the
1212 landscaping in this area.

1213

1214 Mr. Archer - All right. Thank you, Mr. Kennedy. Are there anymore questions from
1215 the Commission?

1216

1217 Mr. Vanarsdall - I do have the same question that I had on the other case. The road will be
1218 30 feet wide, 36 feet back to curb back to curb?

1219

1220 Mr. Kennedy - Yes, sir.

1221

1222 Mr. Vanarsdall - I know it says that under the proffers but I just wanted to make sure.

1223

1224 Mr. Kennedy - Yes. And in front of every unit there will be a sidewalk connected
1225 throughout the community.

1226

1227 Mr. Vanarsdall - Those are all of the questions that I have.

1228

1229 Mr. Archer - All right. Is there anyone else?

1230

1231 Mr. Vanarsdall - I don't need to hear from the applicant, unless someone else does.

1232

1233 Mr. Archer - Does anyone else want to hear from the applicant? Mr. Vanarsdall
1234 doesn't. All right, Mr. Vanarsdall, we are ready for a motion.

1235

1236 Mr. Vanarsdall - I move that POD-4-06, Southall @ CrossRidge be approved with the
1237 annotations on the plans, the standard conditions for developments of this type and the following
1238 additional conditions Nos. 9 and 11 amended and Nos. 24 through 37.

1239 Mr. Jernigan - Second.

1240

1241 Mr. Archer - The motion was made by Mr. Vanarsdall and seconded by Mr. Jernigan.

1242 All in favor say aye...all opposed say nay. The motion passes.

1243

1244 The Planning Commission approved POD-4-06, Southall @ CrossRidge, subject to the
1245 annotations on the plans, the standard conditions attached to these minutes for developments of
1246 this type, and the following additional conditions:

1247

1248 9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of
1249 Planning for review and Planning Commission approval prior to the issuance of any
1250 occupancy permits.

1251 11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including
1252 depictions of light spread and intensity diagrams, and fixture and specifications and
1253 mounting height details shall be submitted for Department of Planning review and
1254 Planning Commission approval.

1255 24. The unit house numbers shall be visible from the parking areas and drives.

1256 25. The names of streets, drives, courts and parking areas shall be approved by the Richmond
1257 Regional Planning District Commission and such names shall be included on the
1258 construction plans prior to their approval. The standard street name signs shall be ordered
1259 from the County and installed prior to any occupancy permit approval.

1260 26. The easements for drainage and utilities as shown on approved plans shall be granted to
1261 the County in a form acceptable to the County Attorney prior to any occupancy permits
1262 being issued. The easement plats and any other required information shall be submitted
1263 to the County Real Property Agent at least sixty (60) days prior to requesting occupancy
1264 permits.

1265 27. The limits and elevations of the 100-year frequency flood shall be conspicuously noted
1266 on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year
1267 floodplain must be labeled "Variable Width Drainage and Utility Easement." The
1268 easement shall be granted to the County prior to the issuance of any occupancy permits.

1269 28. The developer shall provide fire hydrants as required by the Department of Public
1270 Utilities and Division of Fire.

1271 29. Prior to issuance of a certificate of occupancy for any building in this development, the
1272 engineer of record shall certify that the site has been graded in accordance with the
1273 approved grading plans.

1274 30. The proffers approved as a part of zoning cases C-51C-05 and C-17C-00 shall be
1275 incorporated in this approval.

1276 31. Any necessary off-site drainage and/or water and sewer easements must be obtained in a
1277 form acceptable to the County Attorney prior to final approval of the construction plans.

1278 32. Deviations from County standards for pavement, curb or curb and gutter design shall be
1279 approved by the County Engineer prior to final approval of the construction plans by the
1280 Department of Public Works.

1281 33. The pavement shall be of an SM-2A type and shall be constructed in accordance with
1282 County standard and specifications. The developer shall post a defect bond for all
1283 pavement with the Department of Planning - the exact type, amount and implementation

1284 shall be determined by the Director of Planning, to protect the interest of the members of
 1285 the Homeowners Association. The bond shall become effective as of the date that the
 1286 Homeowners Association assumes responsibility for the common areas. Prior to the
 1287 issuance of the last Certificate of Occupancy, a professional engineer must certify that the
 1288 roads have been designed and constructed in accordance with County standards.

1289 34. Storm water retention, based on the 50-10 concept, shall be incorporated into the
 1290 drainage plans.

1291 35. Insurance Services Office (ISO) calculations must be included with the plans and
 1292 contracts and must be approved by the Department of Public Utilities prior to the
 1293 issuance of a building permit.

1294 36. The location of all existing and proposed utility and mechanical equipment (including
 1295 HVAC units, electric meters, junction and accessory boxes, transformers, and generators)
 1296 shall be identified on the landscape plans. All equipment shall be screened by such
 1297 measures as determined appropriate by the Director of Planning or the Planning
 1298 Commission at the time of plan approval.

1299 37. A note in bold lettering shall be provided on the erosion control plan indicating that
 1300 sediment basins or traps located within buildable areas or building pads shall be
 1301 reclaimed with engineered fill. All materials shall be deposited and compacted in
 1302 accordance with the applicable sections of the state building code and geotechnical
 1303 guidelines established by the engineer. An engineer's report certifying the suitability of
 1304 the fill materials and its compaction shall be submitted for review and approval by the
 1305 Director of Planning and Director of Public Works and the Building Official prior to the
 1306 issuance of any building permit(s) on the affected sites.

1307
 1308 **PLAN OF DEVELOPMENT & LIGHTING PLAN (Deferred from the May 24, 2006 Meeting)**
 1309

1310 1311 POD-28-06 1312 Ruby Tuesday Restaurant – 1313 4902 Williamsburg Road east 1314 of Allenshaw Drive	The RBA Group for Ruby Tuesday: Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 5,362 square foot restaurant. The 1.54-acre site is located at 4902 Williamsburg Road (U.S. Route 60) on parcel. 817-714-1813. The zoning is B-3, Business District and ASO (Airport Safety Overlay) District. County water and sewer. (Varina)
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 1311 Mr. Silber - There is an addendum item that adds condition No. 36 which is
 1312 recommended by staff.

1313
 1314 Mr. Archer - Is there anyone in the audience in opposition to POD-28-06, Ruby
 1315 Tuesday Restaurant, in the Varina District? No opposition. Mr. McGarry.

1316
 1317 Ms. News - Mr. McGarry will be with us shortly. He stepped out to speak with the
 1318 applicant.

1319

1320 Mr. McGarry - Good morning, Mr. Chairman. I was just meeting with the applicant on
1321 this case and the neighborhood. Okay. This plan was deferred from your May 24, 2006 meeting
1322 to address the elimination of access to Probst Street behind the Ruby Tuesday site. A revised
1323 plan has been received and it is in your packet and on the screen. The review is complete and of
1324 course it shows no access to Probst Street. There are some annotations on the plan that basically
1325 deal with the widening of the entrance off of Williamsburg Road to provide three lanes, a right
1326 turn out, a thru and a left turn and then an inbound lane as well. That entrance has also been
1327 widened to 36 feet to allow fire truck maneuverability on the site since there is not a second
1328 means of access, egress from the site.

1329

1330 The parking lot interior, one of the aisles was also widened toward Probst Street. There is a
1331 black vinyl fence along the entire Probst Street frontage with a gate and that fence will wrap
1332 around the corners. It will be a black vinyl fence. The site lighting is also a part of this approval
1333 and staff can recommend approval of that. So, staff can recommend approval of this revised plan
1334 subject to the standard conditions, which include a revised 11B and Nos. 24 to 35 and No. 36 on
1335 your addendum which talks about putting all the utility lines etc. underground. I'll be happy to
1336 answer any questions.

1337

1338 Mr. Archer - Thank you, Mr. McGarry. Are there any questions for Mr. McGarry by
1339 the Commission?

1340

1341 Mr. Jernigan - Mr. McGarry, we now have the driveway straight with the three lanes.

1342

1343 Mr. McGarry - Yes we do.

1344

1345 Mr. Jernigan - But, question, black vinyl fence?

1346

1347 Mr. McGarry - They originally proposed a green color to kind of match the building and
1348 we think black will be less noticeable. We wanted them to do white vinyl but they said black
1349 was acceptable to them.

1350

1351 Mr. Jernigan - Well, when we originally discussed this I suggested a white vinyl fence.

1352

1353 Mr. McGarry - Correct.

1354

1355 Mr. Jernigan - I think that would look a whole lot neater back there than black. Is the
1356 applicant here?

1357

1358 Mr. McGarry - The applicant is here. Mr. John Hurley is here for the applicant.

1359

1360 Mr. Jernigan - Can they come up please?

1361

1362 Mr. McGarry - Mr. Hurley.

1363

1364 Mr. Hurley - John Hurley I was here at the last meeting. It really doesn't matter what
1365 color the fence is. It's just that the aesthetics where we have done green or black and since we
1366 are having landscaping on both sides of this fence, we thought it would be more harmonious.

1367 Mr. Jernigan - When I originally talked with Mr. McGarry, because they wanted you to
1368 put up a masonry wall, but being that y'all were willing to work with us on the street closing, I
1369 just think white would be better.

1370

1371 Mr. Silber - Mr. Jernigan, let me just make an observation. We may want to have Ms.
1372 News come up because she has had some dealings with some fence colors. I think the staff is
1373 recommending against the green because sometimes that does stand out, and a dark color usually
1374 kind of blends in with the surrounding. I think a white fence may work but sometimes they
1375 become discolored and may overtime not look as well maintained as maybe a darker fence. Ms.
1376 News, do you have anything you might want to add to shed some light on the color of the fence
1377 and what might work best in this setting?

1378

1379 Ms. News - I think we are talking about a solid opaque fence versus a black chain link
1380 fence. A black chain link would disappear more than a green. The green vinyl I think they
1381 picked to match the colors in their building. I don't know if I have ever seen a black vinyl
1382 fence.

1383

1384 Mr. Silber - So white might be okay in this setting?

1385

1386 Mr. Jernigan - We are not talking about chain link, we are talking....

1387

1388 Mr. Silber - I understand. I thought staff was recommending a dark color in this case.

1389

1390 Ms. News - I think it could go either way. I can't honestly say that I have seen a black
1391 vinyl solid fence, so I don't know how that would look in this situation.

1392

1393 Mr. Silber - So, if white works for you, Mr. Jernigan, staff is okay with that.

1394

1395 Mr. Jernigan - I can't think of a case that we've had where we put up a black solid fence.

1396

1397 Ms. News - White may blend into the neighborhood, I guess. It might have a
1398 residential appearance from the other side. Ted, do you know if there are other fences along
1399 there that might match?

1400

1401 Mr. McGarry - Not that we would support.

1402

1403 Ms. News - This is going to kind of be on its own.

1404

1405 Mr. Jernigan - I think everybody will be happier in the long term with white. Thank you.

1406

1407 Mr. Archer - Is there any more discussion on this case?

1408

1409 Mr. Jernigan - I don't have any more questions, Mr. McGarry.
1410

1411 Mr. Archer - Any other Commissioners have any questions? Do we need to hear from
1412 the applicant?

1413 Mr. Jernigan - No, sir. The only issue we had on the project was just the cut-thru to
1414 Probst Street. That's the reason we deferred it.
1415

1416 Mr. Archer - Okay.
1417

1418 Mr. Jernigan - With that, Mr. Chairman, I will move for approval of POD-28-06, Ruby
1419 Tuesday Restaurant at 4902 Williamsburg Road, subject to the standard conditions for
1420 developments of this type and the following additional conditions No. 11B, 24 through 35 and
1421 No. 36 added on the addendum and a white vinyl fence rather than black.
1422

1423 Mr. Vanarsdall - Second.
1424

1425 Mr. Archer - The motion was made by Mr. Jernigan and seconded by Mr. Vanarsdall.
1426 All in favor say aye...all opposed say nay. The motion passes.
1427

1428 The Planning Commission approved POD-28-06, Ruby Tuesday Restaurant, subject to the
1429 annotations on the plans, the standard conditions for developments of this type, and the
1430 following additional conditions:
1431

1432 11B. Prior to the approval of an electrical permit application and installation of the site lighting
1433 equipment, a plan including light spread and intensity diagrams, and fixture specifications
1434 and mounting heights details shall be revised as annotated on the staff plan and included
1435 with the construction plans for final signature.

1436 24. The right-of-way for widening of Williamsburg Road (U.S. Route 60) as shown on
1437 approved plans shall be dedicated to the County prior to any occupancy permits being
1438 issued. The right-of-way dedication plat and any other required information shall be
1439 submitted to the County Real Property Agent at least sixty (60) days prior to requesting
1440 occupancy permits.

1441 25. The entrances and drainage facilities on Williamsburg Road (U.S. Route 60) shall be
1442 approved by the Virginia Department of Transportation and the County.

1443 26. A notice of completion form, certifying that the requirements of the Virginia Department
1444 of Transportation entrances permit have been completed, shall be submitted to the
1445 Department of Planning prior to any occupancy permits being issued.

1446 27. The developer shall provide fire hydrants as required by the Department of Public
1447 Utilities and Division of Fire.

1448 28. The developer shall install an adequate restaurant ventilating and exhaust system to
1449 minimize smoke, odors, and grease vapors. The plans and specifications shall be
1450 included with the building permit application for review and approval. If, in the opinion
1451 of the County, the type system provided is not effective, the Commission retains the
1452 rights to review and direct the type of system to be used.

- 1453 29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a
 1454 form acceptable to the County Attorney prior to final approval of the construction plans.
- 1455 30. Deviations from County standards for pavement, curb or curb and gutter design shall be
 1456 approved by the County Engineer prior to final approval of the construction plans by the
 1457 Department of Public Works.
- 1458 31. Insurance Services Office (ISO) calculations must be included with the plans and
 1459 contracts and must be approved by the Department of Public Utilities prior to the
 1460 issuance of a building permit.
- 1461 32. Approval of the construction plans by the Department of Public Works does not establish
 1462 the curb and gutter elevations along the Henrico County maintained right-of-way. The
 1463 elevations will be set by Henrico County.
- 1464 33. Approval of the construction plans by the Department of Public Works does not establish
 1465 the curb and gutter elevations along the Virginia Department of Transportation
 1466 maintained right-of-way. The elevations will be set by the contractor and approved by
 1467 the Virginia Department of Transportation.
- 1468 34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the
 1469 Department of Planning and approved prior to issuance of a certificate of occupancy for
 1470 this development.
- 1471 35. The location of all existing and proposed utility and mechanical equipment (including
 1472 HVAC units, electric meters, junction and accessory boxes, transformers, and generators)
 1473 shall be identified on the landscape plans. All equipment shall be screened by such
 1474 measures as determined appropriate by the Director of Planning or the Planning
 1475 Commission at the time of plan approval.
- 1476 36. Except for junction boxes, meters, and existing overhead utility lines, and for technical or
 1477 environmental reasons, all utility lines shall be underground.

1478

1479 **PLAN OF DEVELOPMENT (Deferred from the May 24, 2006 Meeting)**

1480

POD-30-06 Village Offices – 1501 Santa Rosa Road (Formerly POD-50-72 and POD-61-72 Revised)	KCI Technologies for Santa Rosa Investments, LLC, and The Woodard Group: 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, 2,430 square foot bank with drive thru facilities, and a one-story, 10,350 square foot medical office building, and to relocate an existing cross access on the eastern property line. The 1.816-acre site is located at the northeast intersection of Santa Rosa and Three Chopt Roads on parcels 758-743-7963 and a portion of 759-743- 1448. The zoning is O-2C, Office District (Conditional). County water and sewer. (Three Chopt)
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1481

1482 Mr. Archer - Is there anyone present opposed to POD-30-06, Village Offices, in the
 1483 Three Chopt District? No opposition. Ms. Goggin.

1484

1485 Ms. Goggin - A revised annotated plan was just handed out to you and this plan
 1486 addresses the design concerns for the relocation of the existing cross access located on the

1487 eastern property line. Documentation has also been provided to staff that the adjacent property
1488 owner is aware and agrees to the proposed location as shown on the plan. Also the developer
1489 has addressed staff concern about using painted block and has agreed to use color pigmented
1490 masonry block instead. Staff recommends approval subject to the annotations on the revised
1491 plan, the standard conditions for developments of this type and additional conditions Nos. 24
1492 through 36 on the agenda. Mr. Woodard, the developer, is here if you have any questions for
1493 him, and I will be happy to answer any questions that the Commission may have.

1494

1495 Mr. Archer - Are there any questions for Ms. Goggin from the Commission?

1496

1497 Mr. Silber - Ms. Goggin, with the change of the parking lot layout on the adjacent
1498 property, did they still meet minimum parking requirements on that side?

1499

1500 Ms. Goggin - Yes they do. The original POD for the adjacent property they had excess
1501 parking and I have requested revised parking calculations to show that they still meet it.

1502

1503 Mr. Silber - Okay. Thank you.

1504

1505 Mr. Archer - All right. Are there any further questions?

1506

1507 Mrs. Jones - I have a quick question about the traffic backup here in condition No. 31.
1508 Can you give me an idea of what solutions might be designed should this result in the blocking
1509 of the public right-of-way?

1510

1511 Ms. Goggin - I would like to defer that question to Mr. Mike Jennings our Assistant
1512 Traffic Engineer.

1513

1514 Mr. Archer - All right. Would you come up, Mr. Jennings.

1515

1516 Mr. Jennings - Why thank you, Christina. I am Mike Jennings, Assistant Traffic
1517 Engineer in the Public Works Department. We have looked at this site and we don't feel like
1518 there's going to be a traffic back up problem. They've got sufficient stacking in the bank and
1519 there is a clear access across to the adjacent property. I guess that condition is in there in case
1520 there is a problem and we can look at it later, but I don't feel there is going to be a problem.
1521 There is over 200 feet of stacking and I don't see an issue.

1522

1523 Mrs. Jones - Okay. Thank you.

1524

1525 Mr. Archer - Thank you, Mr. Jennings. Are there any further questions of staff from
1526 the Commission? Do we need to hear from the applicant, Mr. Branin?

1527

1528 Mr. Branin - No, sir, but I would like to thank the applicant for changing from painted
1529 block to pigmented masonry block to keep the standards of the County where they need to be.

1530

1531 Mr. Archer - All right. I guess we are ready for a motion.

1532

1533 Mr. Branin - Mr. Chairman, with that I would like to move for approval of POD-30-06,
1534 Village Offices, with the standard conditions for developments of this type and additional
1535 conditions Nos. 24 through 36 and the annotations on the plans.

1536

1537 Mr. Vanarsdall - Second.

1538

1539 Mr. Archer - The motion was made by Mr. Branin and seconded by Mr. Vanarsdall.
1540 All in favor say aye...all opposed say nay. The motion passes.

1541

1542 The Planning Commission approved POD-30-06, Village Offices (Formerly POD-50-72 and
1543 POD-61-72 Revised) subject to the annotations on the plan, the standard conditions attached to
1544 these minutes for developments of this type, and the following additional conditions:

1545

1546 24. The right-of-way for widening of Three Chopt and Santa Rosa Roads as shown on
1547 approved plans shall be dedicated to the County prior to any occupancy permits being
1548 issued. The right-of-way dedication plat and any other required information shall be
1549 submitted to the County Real Property Agent at least sixty (60) days prior to requesting
1550 occupancy permits.

1551 25. The easements for drainage and utilities as shown on approved plans shall be granted to
1552 the County in a form acceptable to the County Attorney prior to any occupancy permits
1553 being issued. The easement plats and any other required information shall be submitted
1554 to the County Real Property Agent at least sixty (60) days prior to requesting occupancy
1555 permits.

1556 26. The developer shall provide fire hydrants as required by the Department of Public
1557 Utilities and Division of Fire.

1558 27. Outside storage shall not be permitted.

1559 28. The proffers approved as a part of zoning case C-4C-04 shall be incorporated in this
1560 approval.

1561 29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a
1562 form acceptable to the County Attorney prior to final approval of the construction plans.

1563 30. Deviations from County standards for pavement, curb or curb and gutter design shall be
1564 approved by the County Engineer prior to final approval of the construction plans by the
1565 Department of Public Works.

1566 31. In the event of any traffic backup which blocks the public right-of-way as a result of
1567 congestion caused by the drive-up teller facilities, the owner/occupant shall close the
1568 drive-up teller facilities until a solution can be designed to prevent traffic backup.

1569 32. Storm water retention, based on the 50-10 concept, shall be incorporated into the
1570 drainage plans.

1571 33. Insurance Services Office (ISO) calculations must be included with the plans and
1572 contracts and must be approved by the Department of Public Utilities prior to the
1573 issuance of a building permit.

1574 34. Approval of the construction plans by the Department of Public Works does not establish
1575 the curb and gutter elevations along the Henrico County maintained right-of-way. The
1576 elevations will be set by Henrico County.

- 1577 35. The location of all existing and proposed utility and mechanical equipment (including
 1578 HVAC units, electric meters, junction and accessory boxes, transformers, and generators)
 1579 shall be identified on the landscape plans. All equipment shall be screened by such
 1580 measures as determined appropriate by the Director of Planning or the Planning
 1581 Commission at the time of plan approval.
- 1582 36. A note in bold lettering shall be provided on the erosion control plan indicating that
 1583 sediment basins or traps located within buildable areas or building pads shall be
 1584 reclaimed with engineered fill. All materials shall be deposited and compacted in
 1585 accordance with the applicable sections of the state building code and geotechnical
 1586 guidelines established by the engineer. An engineer's report certifying the suitability of
 1587 the fill materials and its compaction shall be submitted for review and approval by the
 1588 Director of Planning and Director of Public Works and the Building Official prior to the
 1589 issuance of any building permit(s) on the affected sites.

1591 **PLAN OF DEVELOPMENT & ALTERNATIVE FENCE HEIGHT**

1592

POD-35-06

Faith Landmarks Youth
 Building – 8491
 Chamberlayne Road
 (POD-8-98 Revised)

**E. D. Lewis & Associates, P.C. for Faith Landmarks
 Ministries:** Request for approval of a revised plan of
 development and alternative fence height plan as required by
 Chapter 24, Sections 24-106 and 24-95(1)(6) of the Henrico
 County Code, to construct a two-story, 27,660 square foot multi-
 use youth building and a screen wall exceeding 42 inches in
 height in a front yard. The 1.655-acre portion of the site is
 located at 8491 Chamberlayne Avenue on parcel 794-757-5738.
 The zoning is A-1, Agricultural District. County water and
 sewer. **(Fairfield)**

1593

1594 Mr. Archer - Is there anyone in the audience in opposition to POD-35-06, Faith
 1595 Landmarks Youth Building, in the Fairfield District? No opposition. Mr. McGarry.

1596

1597 Mr. McGarry - Mr. Chairman, there will need to be two motions for this approval. One is
 1598 for the plan of development and the other one is for the alternative fence height. The proposed
 1599 building will accommodate a youth facility including a 400-seat auditorium as well as
 1600 consolidation of the existing high school facility into one structure. The students are currently
 1601 housed in modular trailers which will be removed prior to occupancy of this building. The
 1602 alternative fence height would permit construction of a 10-foot-high masonry wall in a small
 1603 portion of the front yard to provide screening of the loading as viewed from Chamberlayne
 1604 Avenue. The staff can recommend approval of the plan and the alternative fence height subject
 1605 to the standard conditions for developments of this type, additional conditions Nos. 24 through 31
 1606 and No. 32 on the addendum which addresses the underground utilities. I'll be happy to answer
 1607 any questions.

1608

1609 Mr. Archer - Are there any questions for Mr. McGarry from the Commission? All
 1610 right, I don't have any questions but I would like to comment that we did have a couple of
 1611 meetings with Faith Landmarks prior to them going forward with this POD. There was a

1612 meeting held at the church with Mr. McGarry attending and I was not able to attend because I
1613 was out of town and from what I understand there was good neighborhood participation and
1614 everybody's concern was adequately answered. So, with that, I am ready to go forward with the
1615 motion. First, I would like to move for the alternative fence height.

1616

1617 Mr. Vanarsdall - Second.

1618

1619 Mr. Archer - The motion was made by Mr. Archer and seconded by Mr. Vanarsdall for
1620 the alternative fence height plan. All in favor say aye...all opposed say nay. The motion passes.

1621

1622 The Planning Commission approved the alternative fence height for POD-35-06, Faith
1623 Landmarks Youth Building (POD-8-98 Revised).

1624

1625 Mr. Archer - And now I move for approval of POD-35-06, Faith Landmarks Youth
1626 Building, subject to the annotations on the plans, the standard conditions for developments of
1627 this type, and additional conditions Nos. 24 through 31 and No. 32 as added on this morning's
1628 addendum.

1629

1630 Mr. Branin - Second.

1631

1632 Mr. Archer - The motion was made by Mr. Archer and seconded by Mr. Branin. All in
1633 favor say aye...all opposed say nay. The motion passes.

1634

1635 The Planning Commission approved POD-35-06 Faith Landmarks Youth Building – 8491
1636 Chamberlayne Road (POD-8-98 Revised) subject to the annotations on the plans, the standard
1637 conditions for developments of this type, and the following additional conditions:

1638

1639 24. The developer shall provide fire hydrants as required by the Department of Public
1640 Utilities and Division of Fire.

1641 25. Any necessary off-site drainage and/or water and sewer easements must be obtained in a
1642 form acceptable to the County Attorney prior to final approval of the construction plans.

1643 26. Deviations from County standards for pavement, curb or curb and gutter design shall be
1644 approved by the County Engineer prior to final approval of the construction plans by the
1645 Department of Public Works.

1646 27. Insurance Services Office (ISO) calculations must be included with the plans and
1647 contracts and must be approved by the Department of Public Utilities prior to the
1648 issuance of a building permit.

1649 28. Approval of the construction plans by the Department of Public Works does not establish
1650 the curb and gutter elevations along the Henrico County maintained right-of-way. The
1651 elevations will be set by Henrico County.

1652 29. The location of all existing and proposed utility and mechanical equipment (including
1653 HVAC units, electric meters, junction and accessory boxes, transformers, and generators)
1654 shall be identified on the landscape plans. All equipment shall be screened by such
1655 measures as determined appropriate by the Director of Planning or the Planning
1656 Commission at the time of plan approval.

- 1657 30. Prior to landscape plan approval the engineer shall provide a sight line plan, which would
 1658 provide details of the landscaping and walls necessary for the screening of the loading
 1659 area, as deemed acceptable by the Director of Planning.
- 1660 31. The existing trailers on the property shall be removed within 30 days of the issuance of a
 1661 certificate of occupancy for this building.
- 1662 32. Except for junction boxes, meters, and existing overhead utility lines, and for technical or
 1663 environmental reasons, all utility lines shall be underground.

1664

1665 **PLAN OF DEVELOPMENT**

1666

POD-38-06
 Virginia Blood Services
 Center Headquarters –
 Emerywood Parkway
 (POD-2-01 Expired)

McKinney & Company for Virginia Blood Services: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 53,000 square foot corporate headquarters building and a 7,844 square foot storage building. The 6.0-acre portion of a 9.809-acre site is located on the south line of Emerywood Parkway, approximately 800 feet west of W. Broad Street (U.S. Route 250) on parcel 766-746-0864. The zoning is M-1, Light Industrial District. County water and sewer. **(Three Chopt)**

1667

1668 Mr. Archer - Is there anyone present who is opposed to POD-38-06, Virginia Blood
 1669 Services Center Headquarters – Emerywood Parkway, in the Three Chopt District? I see no
 1670 opposition. Mr. McGarry.

1671

1672 Mr. McGarry - Staff has received a revised staff plan. I am going to post it on the screen.
 1673 There were several issues that needed to be addressed and all have been addressed with the
 1674 revised plan. They include moving the parking lot out of the RPA buffer, establishing the
 1675 floodplain lines, providing proper detention. The basin that was provided on site is going to be a
 1676 dry basin. The two entrances to Emerywood Parkway have been slightly relocated to meet the
 1677 Traffic Engineer’s concerns for sight distance and separation from other driveways on the other
 1678 side of the street. The only comment about the architectural change is that there will still be an
 1679 atrium on the front of the building, visible from Emerywood Parkway. It has changed slightly.
 1680 It is less glass and I do have a black and white copy of the rendering if the Commission would
 1681 like to see it. Staff can recommend approval of this revised plan, subject to annotations on the
 1682 plan and standard conditions Nos. 24-30 with No.31 on the Addendum to address the
 1683 underground utilities. I’d be happy to answer any questions.

1684

1685 Mr. Archer- Thank you, sir. Are there questions for Mr. McGarry from the
 1686 Commission?

1687

1688 Mr. Branin - Mr. McGarry, can I see a copy of the rendering? Would you mind?

1689

1690 Mr. McGarry - This is slightly different from the elevations in your packet. It was done
 1691 as an effort to keep the Virginia Blood Services within their budget. With a two-story atrium of
 1692 all glass, they scaled it back in size and reduced the glass on it and it is a one-story atrium now

1693 instead of a two.

1694 Mr. Jernigan - So the bump outs are gone?

1695

1696 Mr. McGarry- No, the bump outs are still there. It is just not as substantial as shown in
1697 your original staff plan.

1698 Mr. Branin - And the entrance problems have been addressed?

1699

1700 Mr. McGarry - Correct.

1701

1702 Mr. Archer- Any further questions from the Commission?

1703

1704 Mr. Branin - Mr. Chairman, I would like to move for approval of POD-38-06, Virginia
1705 Blood Services subject to standard conditions for developments of this type and additional
1706 conditions Nos. 24 through 30 and 31.

1707

1708 Mr. Vanarsdall - Second.

1709

1710 Mr. Archer - Motion by Mr. Branin and seconded by Mr. Vanarsdall. All in favor of
1711 the motion say aye. All opposed say no. The ayes have it. The motion is granted.

1712

1713 The Planning Commission approved POD-38-06, Virginia Blood Services Center Headquarters –
1714 Emerywood Parkway (POD-2-01 Expired), subject to the standard conditions attached to these
1715 minutes for developments of this type and the following additional conditions:

1716

1717 24. The developer shall provide fire hydrants as required by the Department of Public
1718 Utilities and Division of Fire.

1719 25. Any necessary off-site drainage and/or water and sewer easements must be obtained in a
1720 form acceptable to the County Attorney prior to final approval of the construction plans.

1721 26. Deviations from County standards for pavement, curb or curb and gutter design shall be
1722 approved by the County Engineer prior to final approval of the construction plans by the
1723 Department of Public Works.

1724 27. Storm water retention, based on the 50-10 concept, shall be incorporated into the
1725 drainage plans.

1726 28. Insurance Services Office (ISO) calculations must be included with the plans and
1727 contracts and must be approved by the Department of Public Utilities prior to the
1728 issuance of a building permit.

1729 29. Approval of the construction plans by the Department of Public Works does not establish
1730 the curb and gutter elevations along the Henrico County maintained right-of-way. The
1731 elevations will be set by Henrico County.

1732 30. The location of all existing and proposed utility and mechanical equipment (including
1733 HVAC units, electric meters, junction and accessory boxes, transformers, and generators)
1734 shall be identified on the landscape plans. All equipment shall be screened by such
1735 measures as determined appropriate by the Director of Planning or the Planning
1736 Commission at the time of plan approval.

1737 31. Except for junction boxes, meters, and existing overhead utility lines, and for technical or

1738 environmental reasons, all utility lines shall be underground.

1739 **PLAN OF DEVELOPMENT**

1740

POD-39-06

Car Wash for Robert R. Bock, LLC – 9940 Mayland Drive

Strange-Boston Associates for Circuit City Stores and Robert R. Bock, 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 two-story, 8-bay carwash facility with a 3,200 square foot office/storage space. The 1.413-acre site is located on the north line of Mayland Drive, approximately 230 feet west of Gaskins Road on parcel 751-758-8362. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

1741

1742 Mr. Silber -

The site is located in the Three Chopt District.

1743

1744 Mr. Archer:

Is there anyone present who is opposed to POD-39-06, Car Wash for Robert R. Bock, LLC, 9940 Mayland Drive. I see no opposition. Ms. Goggin.

1746

1747 Mr. Vanarsdall:

Is this the same car wash that Mr. Marshall worked on so hard when he was with us?

1749

1750 Mr. Branin -

No, sir. It is not. That was over at Twin Hickory.

1751

1752 Mr. Archer:

All right, Ms. Goggin.

1753

1754 Ms. Goggin:

Revised annotated plans and architectural drawings are being handed out to you right now. The revised plan relocated the 50/10 detention underneath the parking lot, and the plan now provides enough parking for the uses labeled on the revised floor plan. The architectural elevations have been changed from a shingle roof to a standing seam metal roof. Staff still needs the details for the proposed retaining wall along the rear of the building, but the applicant has agreed to use a form liner to create an architectural block pattern in the concrete and the concrete will be factory dyed to match the building. Staff has drafted condition No. 40 to address the wall pattern and color and condition No. 41 to address future above ground utility lines. Staff recommends approval subject to the annotations on the revised plans the standard conditions for developments of this type, conditions Nos. 29 through 39 in the agenda and additional condition Nos. 40 and 41 in the handout addendum. Mr. Bock, as well as his engineer Mr. Strange-Boston, are here if you have any questions of them and I'll be happy to answer any questions that the Commission may have.

1767

1768 Mr. Archer -

Are there any questions from the Commission? Ms. Goggin, you did indicate that the materials would be factory dyed. Does that mean it will already be colored by the time it reaches the site?

1771

1772 Ms. Goggin -

Yes, sir.

1773

1774 Mr. Branin -

Do you know why you would want that, Mr. Archer?

1775 Mr. Archer - Yes.
1776

1777 Mr. Branin - Because it gives it more consistency.
1778

1779 Mr. Archer - And it generally holds up a lot better, that's what I'm told.
1780

1781 Mr. Branin - Yes.
1782

1783 Mr. Jernigan - And this is regular block, not split face, right?
1784

1785 Mr. Branin - It says straight concrete wall, that's going to be textured and colored.
1786

1787 Mr. Archer - By premixing the color.
1788

1789 Mr. Branin - Yes, by premixing instead of spray on which just gets the surface.
1790

1791 Mr. Archer - All right. Are there any further questions. Do you need the applicant?
1792

1793 Mr. Branin - No, I don't need the applicant. I would like to thank Mr. Bock again for
1794 assuring quality and working with us on this. And with that, Mr. Chairman, I would like to
1795 move for approval of POD-39-06, the Car Wash for Robert R. Bock, subject to the standard
1796 conditions for developments of this type, including condition Nos. 23 through 39 and Nos. 40 and
1797 41 on the addendum.
1798

1799 Mr. Vanarsdall - Second.
1800

1801 Mr. Archer - The motion was made by Mr. Branin and seconded by Mr. Vanarsdall.
1802 All in favor say aye...all opposed say nay. The motion passes.
1803

1804 The Planning Commission approved POD-39-06, Car Wash for Robert Bock, LLC, subject to the
1805 standard conditions attached to these minutes for developments of this type, the annotations on
1806 the plans and the following additional conditions:
1807

1808 24. The easements for drainage and utilities as shown on approved plans shall be granted to
1809 the County in a form acceptable to the County Attorney prior to any occupancy permits
1810 being issued. The easement plats and any other required information shall be submitted
1811 to the County Real Property Agent at least sixty (60) days prior to requesting occupancy
1812 permits.

1813 25. The limits and elevations of the 100-year frequency flood shall be conspicuously noted
1814 on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year
1815 floodplain must be labeled "Variable Width Drainage and Utility Easement." The
1816 easement shall be granted to the County prior to the issuance of any occupancy permits.

1817 26. The developer shall provide fire hydrants as required by the Department of Public
1818 Utilities and Division of Fire.

- 1819 27. Employees shall be required to use the parking spaces provided at the rear of the building
1820 as shown on the approved plans.
- 1821 28. Outside storage shall not be permitted.
- 1822 29. The proffers approved as a part of zoning case C-53C-05 shall be incorporated in this
1823 approval.
- 1824 30. The certification of building permits, occupancy permits and change of occupancy
1825 permits for individual units shall be based on the number of parking spaces required for
1826 the proposed uses and the amount of parking available according to approved plans.
- 1827 31. Any necessary off-site drainage and/or water and sewer easements must be obtained in a
1828 form acceptable to the County Attorney prior to final approval of the construction plans.
- 1829 32. Deviations from County standards for pavement, curb or curb and gutter design shall be
1830 approved by the County Engineer prior to final approval of the construction plans by the
1831 Department of Public Works.
- 1832 33. Storm water retention, based on the 50-10 concept, shall be incorporated into the
1833 drainage plans.
- 1834 34. Insurance Services Office (ISO) calculations must be included with the plans and
1835 contracts and must be approved by the Department of Public Utilities prior to the
1836 issuance of a building permit.
- 1837 35. Approval of the construction plans by the Department of Public Works does not establish
1838 the curb and gutter elevations along the Henrico County maintained right-of-way. The
1839 elevations will be set by Henrico County.
- 1840 36. The owner or manager on duty shall be responsible for temporarily closing the car
1841 facility when the on-site stacking space is inadequate to serve customer demand to
1842 prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with
1843 the Traffic Engineer to provide standard traffic control signs to notify customers that
1844 stopping or standing on the public right-of-way shall not be permitted near the entrances
1845 to the car wash facility.
- 1846 37. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the
1847 Department of Planning and approved prior to issuance of a certificate of occupancy for
1848 this development.
- 1849 38. The conceptual master plan, as submitted with this application, is for planning and
1850 information purposes only. All subsequent detailed plans of development and
1851 construction plans needed to implement this conceptual plan may be administratively
1852 reviewed and approved and shall be subject to all regulations in effect at the time such
1853 subsequent plans are submitted for review/approval.
- 1854 39. The location of all existing and proposed utility and mechanical equipment (including
1855 HVAC units, electric meters, junction and accessory boxes, transformers, and generators)
1856 shall be identified on the landscape plans. All equipment shall be screened by such
1857 measures as determined appropriate by the Director of Planning or the Planning
1858 Commission at the time of plan approval.
- 1859 40. Except for junction boxes, meters, and existing overhead utility lines, and for technical or
1860 environmental reasons, all utility lines shall be underground.
- 1861 41. The exterior surfaces of the retaining wall shall be finished with an architectural block
1862 pattern, in a color to match the building. The details of the pattern and color shall be

1863 submitted to the Director of Planning for review and approval prior to approval of a
1864 building permit.

1865

1866 **PLAN OF DEVELOPMENT**

1867

POD-40-06 **Site Improvement Associates, Inc. for Airport Drive**
Towns @ Fair Oaks – **Associates:** Request for approval of a revised plan of
N. Airport and E. Nine Mile development, as required by Chapter 24, Section 24-106 of the
Road (Formerly POD-15-72) Henrico County Code, to demolish 100 existing apartment units
and to construct 15, two-story, buildings containing 104
condominium units. The 8.00-acre site is located on the south
line of N. Airport Drive east of Nine Mile Road at 400 N.
Airport Drive on parcel 825-721-8368. The zoning is R-5,
General Residence District and ASO, Airport Safety Overlay
District. County water and sewer. (**Varina**)

1868

1869 Mr. Archer - Is there anyone in the audience in opposition to POD-40-06, Towns @
1870 Fair Oaks, in the Varina District? No opposition. Mr. Kennedy.

1871 Mr. Kennedy - The Townes at Fair Oaks is a 104 unit townhouse style condominium
1872 project. It would replace the existing Townes at Fair Oaks multi-family townhouse apartment
1873 complex that occupies the property. The subject property was zoned R-5, General Residence
1874 District unconditional, in 1965, so there are no proffers on this case. The existing apartments
1875 were constructed in 1974 and are in disrepair. The owner has previously unsuccessfully sought
1876 tax credits to rehabilitate the property so now they have come up with a different plan which is to
1877 demolish those apartments and replace them with condominiums.

1878

1879 The plan satisfies the applicable zoning requirements and multi-family design standards and
1880 guidelines. The project design includes underground utilities, sidewalks adjacent to all buildings
1881 and will satisfy the current parking requirements. The developer has indicated that the project
1882 will satisfy the multi-family sound suppression, peripheral landscaping and recreational
1883 amenities requirements of the multi-family design standards. They have indicated that the
1884 property will be provided with a playground and gazebo. They have also indicated that there is a
1885 ditch that divides the property. It is actually a paved ditch, something like you would see in Los
1886 Angeles I guess, and that will be fenced on both sides. Actually, there is a pedestrian bridge that
1887 they are going to eliminate because it is now going to be a road across it, between the two
1888 sections. They are providing that road crossing, but they will fence that off with a black vinyl
1889 chain-link fence for safety purposes and they are going to fence the entire property as well, the
1890 back of the property with chain link and with a metal picket fence across the front, they have
1891 agreed to that as well for security purposes.

1892

1893 We recommended that the landscaping plan be returned to the Planning Commission so that we
1894 can make sure that all of those landscape details are addressed at that time. The addendum has
1895 an additional condition that addresses underground utilities. And also in the addendum packet
1896 we have included colored elevations for your benefit. If you have any questions I'll be happy to

1897 answer them and the applicant is here as well.

1898

1899 Mr. Archer - All right. Are there any questions for Mr. Kennedy by the Commission?

1900

1901 Mr. Jernigan - Mr. Kennedy, did you have any more discussion with them about adding
1902 some square footage to this.

1903

1904 Mr. Kennedy - Yes, we have. We discussed with the applicant the fact that these units are
1905 very small, they are basically 34 by 20, each floor is about 680 square feet. It's like a 1,200
1906 square foot unit basically after you take out the stairwell. They are working on a new marketing
1907 plan and they have discussed with us coming back in the future for a special exception asking to
1908 reconsider putting in a third story to increase the size of the units. At that time, we told them that
1909 we would recommend the standard conditions, individual sprinklers and 50-year roofing and
1910 they said they had no opposition but they are working on those plans now.

1911

1912 Mr. Jernigan - They want to go on and get this approved.

1913

1914 Mr. Kennedy - Yes, they want to get this approved so that they can get started. It would
1915 not change the layout of the project, it would just increase the height. So, it really doesn't have
1916 any effect on the site plan itself.

1917

1918 Mrs. O'Bannon - I have a concern about the paved ditch, somehow I missed that, because
1919 we spend a tremendous amount of time with drainage problems like that and changing them from
1920 paved ditches. Is that something that...that doesn't sound....

1921

1922 Mr. Kennedy - It basically looks like a Los Angeles paved ditch. It is a major ditch that
1923 was built by the County back in the 60's.

1924

1925 Mrs. O'Bannon - Oh, so it's a County easement.

1926

1927 Mr. Kennedy - Yes, it is a County easement that goes through there and it is already
1928 existing. It's got concrete walls on the sides and a concrete base at the bottom.

1929

1930 Mrs. O'Bannon - I spent two years working on getting on of those removed in an area with
1931 CDBG money by the way.

1932

1933 Mr. Silber - Does this carry water from beyond this site?

1934

1935 Mr. Kennedy - Yes, from beyond the site. It's not really the site itself, but generally it the
1936 water beyond the site. It's a major drainage way for that area.

1937

1938 Mrs. O'Bannon - But is that the County's responsibility?

1939

1940 Mr. Kennedy - Yes, it's the County's drainage easement that goes through there.

1941

1942 Mrs. O'Bannon - Humm, again, it did take CDBG money, it took two years to collect it, to
1943 fix something just like this.

1944

1945 Mr. Silber - Are we aware of any problems with the way this handles water or
1946 flooding?

1947

1948 Mr. Kennedy - To our knowledge there hasn't been any flooding problems with it. The
1949 ditch is adequate for its purposes. There has been trash and debris but the developer has been
1950 taking care of the trash and debris and the maintenance of the property.

1951

1952 Mrs. O'Bannon - Is it five feet deep?

1953

1954 Mr. Kennedy - It's more than five feet deep, it is six feet deep if I'm not mistaken. It's
1955 deep. It's deep and wide and there was actually a pedestrian bridge that went across it but at that
1956 time these two sections weren't connected and so the only connection was that pedestrian bridge.
1957 With this plan there will be a road connection between these two units. This was previously
1958 connected to the adjoining complex which is not being renovated so the section to the west had
1959 access to that development through a curb cut. The only way that section to the west could get
1960 access through a median break is by building a bridge and the developer has agreed to do that.

1961

1962 Mrs. O'Bannon - Okay.

1963

1964 Mr. Archer - Are there any further questions? Mr. Jernigan, do you need to hear from
1965 the applicant?

1966

1967 Mr. Jernigan - Of course this was zoned years ago and there are no conditions on this
1968 case. These apartments do need to be renovated. I mean, after a certain time you just can't keep
1969 on fixing them. So, we are glad that we are going to have some new development there or
1970 redevelopment. I do hope that they will come back and bring us another plan to where they can
1971 bump the square footage up some. There has been a lot of discussion on this case because this
1972 was Section Eight Housing and a lot of the residents said that they didn't have enough time to
1973 get out. I know Social Services has been trying to relocate these people but according to the
1974 attorneys there was a notice sent out in June of 2005. It was a one-year notice and they had a
1975 meeting but nobody came. So, maybe next time they might want to have a, I don't know, maybe
1976 people saw it and threw it in the trash, but maybe next time they might want to make sure that
1977 they do get it. The people probably did get it and just threw it away. But, anyway....

1978

1979 Mr. Vanarsdall - Well, you know one lady came over here, and I don't know if she talked to
1980 Virgil or George Drumwright, and she said she had been kicked out of her home.

1981

1982 Mr. Jernigan - Well, they did send a notice out. Anyway, we do have a 30-day extension
1983 so that they can relocate these people before anything is done.

1984

1985 Mr. Archer - It goes to July 31, I believe now, is that correct?

1986

1987 Mr. Jernigan - That's correct. So, with that I move for approval of POD-40-06, The
1988 Townes at Fair Oaks, subject to the annotations on the plans, and the standard conditions for
1989 developments of this type and the following additional conditions No. 9 amended, Nos. 24
1990 through 38 and No. 39 added on the addendum.

1991

1992 Mr. Vanarsdall - Second.

1993

1994 Mr. Archer - The motion was made by Mr. Jernigan and seconded by Mr. Vanarsdall.

1995 All in favor say aye...all opposed say nay. The motion passes.

1996

1997 The Planning Commission approved POD-40-06, Townes @ Fair Oaks (Formerly POD-15-72)

1998 subject to the annotations on the plans, the standard conditions attached to these minutes for

1999 developments of this type and the following additional conditions:

2000

2001 9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of
2002 Planning for review and Planning Commission approval prior to the issuance of any
2003 occupancy permits.

2004 24. The right-of-way for widening of Airport Drive as shown on approved plans shall be
2005 dedicated to the County prior to any occupancy permits being issued. The right-of-way
2006 dedication plat and any other required information shall be submitted to the County Real
2007 Property Agent at least sixty (60) days prior to requesting occupancy permits.

2008 25. The easements for drainage and utilities as shown on approved plans shall be granted to
2009 the County in a form acceptable to the County Attorney prior to any occupancy permits
2010 being issued. The easement plats and any other required information shall be submitted
2011 to the County Real Property Agent at least sixty (60) days prior to requesting occupancy
2012 permits.

2013 26. The limits and elevations of the 100-year frequency flood shall be conspicuously noted
2014 on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year
2015 floodplain must be labeled "Variable Width Drainage and Utility Easement." The
2016 easement shall be granted to the County prior to the issuance of any occupancy permits.

2017 27. The entrances and drainage facilities on Airport Drive shall be approved by the Virginia
2018 Department of Transportation and the County.

2019 28. A notice of completion form, certifying that the requirements of the Virginia Department
2020 of Transportation entrances permit have been completed, shall be submitted to the
2021 Department of Planning prior to any occupancy permits being issued.

2022 29. The required building setback shall be measured from the proposed right-of-way line and
2023 the parking shall be located behind the proposed right-of-way line.

2024 30. The developer shall provide fire hydrants as required by the Department of Public
2025 Utilities and Division of Fire.

2026 31. Prior to issuance of a certificate of occupancy for any building in this development, the
2027 engineer of record shall certify that the site has been graded in accordance with the
2028 approved grading plans.

2029 32. A standard concrete sidewalk shall be provided along the south side of Airport Drive.

2030 33. Deviations from County standards for pavement, curb or curb and gutter design shall be
2031 approved by the County Engineer prior to final approval of the construction plans by the

- 2032 Department of Public Works.
- 2033 34. The pavement shall be of an SM-2A type and shall be constructed in accordance with
 2034 County standard and specifications. The developer shall post a defect bond for all
 2035 pavement with the Department of Planning - the exact type, amount and implementation
 2036 shall be determined by the Director of Planning, to protect the interest of the members of
 2037 the Homeowners Association. The bond shall become effective as of the date that the
 2038 Homeowners Association assumes responsibility for the common areas. Prior to the
 2039 issuance of the last Certificate of Occupancy, a professional engineer must certify that the
 2040 roads have been designed and constructed in accordance with County standards.
- 2041 35. Insurance Services Office (ISO) calculations must be included with the plans and
 2042 contracts and must be approved by the Department of Public Utilities prior to the
 2043 issuance of a building permit.
- 2044 36. Approval of the construction plans by the Department of Public Works does not establish
 2045 the curb and gutter elevations along the Virginia Department of Transportation
 2046 maintained right-of-way. The elevations will be set by the contractor and approved by
 2047 the Virginia Department of Transportation.
- 2048 37. The location of all existing and proposed utility and mechanical equipment (including
 2049 HVAC units, electric meters, junction and accessory boxes, transformers, and generators)
 2050 shall be identified on the landscape plans. All equipment shall be screened by such
 2051 measures as determined appropriate by the Director of Planning or the Planning
 2052 Commission at the time of plan approval.
- 2053 38. A note in bold lettering shall be provided on the erosion control plan indicating that
 2054 sediment basins or traps located within buildable areas or building pads shall be
 2055 reclaimed with engineered fill. All materials shall be deposited and compacted in
 2056 accordance with the applicable sections of the state building code and geotechnical
 2057 guidelines established by the engineer. An engineer's report certifying the suitability of
 2058 the fill materials and its compaction shall be submitted for review and approval by the
 2059 Director of Planning and Director of Public Works and the Building Official prior to the
 2060 issuance of any building permit(s) on the affected sites.
- 2061 39. Except for junction boxes, meters, and existing overhead utility lines, and for technical or
 2062 environmental reasons, all utility lines shall be underground.

2063
 2064 **SUBDIVISION**

2065
 Beechwood Park
 (June 2006 Plan) -
 A.P. Hill Avenue and
 Hillcrest Avenue

Potts, Minter & Associates, P. C. for HWI, LLC: The 11.71-
 acre site proposed for a subdivision of 18 single-family homes is
 located at the southwest corner of A. P. Hill Avenue and
 Hillcrest Avenue on parcels 820-729-6705; 820-728-8395, 7946,
 3849, 6684, 6932; 821-728-1978 and 0080. The zoning is R-3,
 One-Family Residence District. County water and sewer.
(Varina) 18 Lots

- 2066
 2067 Mr. Archer - Is there anyone in the audience in opposition to subdivision Beechwood
 2068 Park (June 2006 Plan) in the Varina District? No opposition. Mr. Wilhite.
 2069

2070 Mr. Wilhite - Thank you, sir. Upon the initial review, staff anticipated that there would
2071 be a need for a revised plan to be submitted showing the location of the BMP. Since that time,
2072 the applicant has provided revised calculations to the County and the BMP will not be likely
2073 necessary in this development. Therefore, the Public Works Department is okay with the plan
2074 that has been submitted. This involves the redevelopment or resubdivision of a portion of
2075 Beechwood Park. There is a vacation request submitted to the County for Board of Supervisors
2076 action that vacates a portion of Oakridge Avenue and Cedar Street. These are unimproved right-
2077 of-ways. It also involves some vacation of some existing property lines. The applicant has been
2078 trying to work with adjacent property owners to get the necessary signatures in order for the
2079 vacation to go forward. They were not able to get the signatures of all of the property owners
2080 that they were hoping to get and therefore there are some instances here where they have double
2081 frontage lots where lots are fronting on these subdivision street that is being proposed and also
2082 on the back of unimproved right-of-ways that are already existing in the subdivision. There are
2083 four such lots in this area here (referring to rendering on the screen) that back up to Oakridge
2084 Avenue which is unimproved back here that they couldn't get the adjacent property owners to
2085 agree to a vacation request. Also the lots on the south side of the proposed street, running
2086 through here, back up to Hillcrest Road which is unimproved right-of-way here as well but there
2087 are some adjacent parcels that do get access through that portion of roadway. Therefore, there is
2088 the need for the Planning Commission to approve, specifically, double-frontage lots within this
2089 development. Staff has no objections to the design that is shown. I would like to point out that
2090 the streets in here originally were labeled to be a curb and gutter design. Actually, they do not
2091 meet the requirements that curb and gutter would be necessary here. They are now proposing
2092 roadside ditches be used and the Public Works Department is okay with that. Staff is in a
2093 position to recommend approval of the plan before you.

2094

2095 Mr. Archer - All right. Are there any questions by Commission Members?

2096

2097 Mr. Jernigan - I don't have any, Mr. Chairman.

2098

2099 Mr. Archer - All right. Do you need to hear from the applicant, Mr. Jernigan?

2100

2101 Mr. Jernigan - No, sir. I know that they have worked on this case for quite a while and
2102 did try to get the signatures to clear up this but it didn't work, so, we are where we are. First of
2103 all I would like to move for approval of the double frontage lots on the Beechwood Park (June
2104 2006 Plan).

2105

2106 Mr. Vanarsdall - Second.

2107

2108 Mr. Archer - The motion was made by Mr. Jernigan and second by Mr. Vanarsdall for
2109 the double frontage lots. All in favor say aye...all opposed say nay. The motion passes.

2110

2111 The Planning Commission approved the double-frontage lots for subdivision Beechwood Park
2112 (June 2006 Plan).

2113

2114 Mr. Jernigan - And with that, Mr. Chairman, I will move for approval of subdivision
2115 Beechwood Park (June 2006 Plan) with the standard conditions for subdivisions served by public
2116 utilities and the following additional conditions Nos. 12 through 19.

2117

2118 Mr. Vanarsdall - Second.

2119

2120 Mr. Archer - The motion was made by Mr. Jernigan and seconded by Mr. Vanarsdall.

2121 All in favor say aye...all opposed say nay. The motion passes.

2122

2123 The Planning Commission granted conditional approval to subdivision Beechwood Park (June
2124 2006 Plan) subject to the standard conditions attached to these minutes for subdivision served by
2125 public utilities, the annotations on the plans and the following additional conditions:

2126

2127 12. Each lot shall contain at least 11,000 square feet exclusive of the flood plain areas.

2128 13. Prior to requesting final approval, the engineer shall furnish the Department of Planning
2129 Staff a plan showing a dwelling situated on Lot 8, Block B to determine if the lot design is
2130 adequate to meet the requirements of Chapter 24, of the Henrico County Code.

2131 14. The detailed plant list and specifications for the landscaping to be provided within the 10-
2132 foot-wide planting strip easement along Oakridge Avenue and Hillcrest Road shall be
2133 submitted to the Department of Planning for review and approval prior to recordation of the
2134 plat.

2135 15. Any necessary offsite drainage easements must be obtained prior to approval of the
2136 construction plan by the Department of Public Works.

2137 16. Any future building lot containing a BMP, sediment basin or trap and located within the
2138 buildable area for a principal structure or accessory structure, may be developed with
2139 engineered fill. All material shall be deposited and compacted in accordance with the
2140 Virginia Uniform Statewide Building Code and geotechnical guidelines established by a
2141 professional engineer. A detailed engineering report shall be submitted for the review and
2142 approval by the Building Official prior to the issuance of a building permit on the affected
2143 lot. A copy of the report and recommendations shall be furnished to the Directors of
2144 Planning and Public Works.

2145 17. The developer shall provide signage, the wording and location as deemed appropriate by
2146 the Director of Public Works, which addresses the possible future extension of any stub
2147 street.

2148 18. The developer shall provide written evidence of the adjacent property owner's
2149 acceptance of the reserved parcel along Beechwood Park Lane prior to the granting of
2150 final subdivision approval by the Director of Planning.

2151 19. Construction plans for this subdivision shall not be approved until the vacation of the
2152 portions of rights-of-way and lot lines impacted by this proposed development is
2153 approved by the Board of Supervisors.

2154

2155 Mr. Archer - That ends the cases.

2156

2157 Mr. Silber - Yes, that ends the cases but we do have approval of the minutes for the
2158 May 24, 2006 meeting.

2159

2160 **APPROVAL OF MINUTES: May 24, 2006**

2161

2162 Mr. Archer - Did someone read the minutes and discover any corrections.

2163

2164 Mr. Vanarsdall - I didn't.

2165

2166 Mr. Archer - Mrs. Jones did read the minutes?

2167

2168 Mrs. Jones- I'm sorry I didn't get a chance to email these earlier, but on page 28, line
2169 1029, Mrs. O'Bannon had the good sense not to keep talking but I did, so that's my comment,
2170 and on the next page, page 29, line 1035, that's also my comment instead of Mrs. O'Bannon.
2171 And, then, the only other thing was page 43, line 1644, I believe the word that's needed is
2172 "expect" as opposed to "aspect."

2173

2174 Mr. Archer - All right are there any other corrections? All right how about a motion for
2175 approval of the minutes.

2176

2177 Mrs. Jones- So moved.

2178

2179 Mr. Jernigan- Second.

2180

2181 Mr. Archer- The motion was made by Mrs. Jones and seconded by Mr. Jernigan for
2182 approval of the minutes. All in favor say aye...all opposed say nay. The motion passes.

2183

2184 The Planning Commission approved the May 24, 2006 minutes subject to the corrections.

2185

2186 Mr. Silber - Mr. Chairman, I do have a couple of quick announcements.

2187

2188 Mr. Archer - I sort of expected that you would, Mr. Secretary.

2189

2190 Mr. Silber - I often do. One is to remind you that we have a work session that's
2191 scheduled for your next meeting on July 13. It is scheduled for 5:30 p.m. and it is to talk about
2192 the ordinance amendment on building heights. I believe that each of you received an invitation
2193 from the Unicorp Group involving the groundbreaking at their site that same evening. I don't
2194 know if you still want to stay with the 5:30 time or if you want to change the time. I think their
2195 groundbreaking is from 4:30 p.m. to 7:30 p.m.

2196

2197 Mr. Archer- I'd forgotten about the 5:30.

2198

2199 Mr. Silber - We can stay with the 5:30 or if you want, I think that agenda is not very
2200 long, we could put the work session at the end of the zoning cases if you prefer. It doesn't make
2201 any difference to staff, either way is fine. We are now scheduled for 5:30 p.m. with dinner.

2202

2203 Mr. Archer - Any comments?

2204

2205 Mrs. Jones - Never having been to a groundbreaking ceremony before, is this the kind
2206 of thing where they normally drop in and drop out or are people seated and there is a
2207 presentation of some kind, in other words, is Unicorp a.... Would it be nice to attend? I mean,
2208 what is the procedure?

2209

2210 Mr. Silber- Mrs. Jones, I'm not sure because of the time frame that they have given
2211 us. I think it was 4:30 p.m. to 7:30 p.m. It sounds like it was a longer period of time. So, I
2212 would presume that they are going to have a presentation and some speakers and things. My
2213 concern is that that may not happen at the very beginning. You all perhaps could be there from
2214 4:30 p.m. til 5:00 p.m. and leave and may have to miss the main event.

2215

2216 Mr. Jernigan - With three hours long, that's a pretty good groundbreaking, we could have
2217 about a 12-foot hole in that time.

2218

2219 Mr. Archer- I suspect they expect people to drop in and drop out because that's a right
2220 long timeframe. I signed up to go yesterday but I forgot about the work session at 5:30.

2221

2222 Mr. Branin- I haven't responded, I didn't know how I was going to work it.

2223

2224 Mr. Archer- I plan to, but I can leave.

2225

2226 Mr. Silber - For some reason they were also asking for shirt sizes. So, they may be
2227 handing out shirts or something.

2228

2229 Mr. Archer - I don't have any problems with leaving. If you've got to go, you've got to
2230 go.

2231

2232 Mr. Silber - Well, if that's the general consensus....

2233

2234 Mr. Jernigan - Tommy, what do you want?

2235

2236 Mr. Branin - Well, you know, it is a groundbreaking, and County business is more
2237 important than that. I'm going to breeze through, make an appearance, and get out.

2238

2239 Mr. Vanarsdall - First of all, have all of us been invited?

2240

2241 Mr. Branin - Yes.

2242

2243 Mr. Jernigan - Yes, you just didn't get the invitation. They were calling on the phone
2244 yesterday. They were late sending out the invitations.

2245

2246 Mr. Branin - Well, actually everybody but you, Ernie. (Everybody laughing)

2247

2248 Mr. Vanarsdall - I was going to say that because I didn't get the call or the note.

2249
2250 Mrs. Jones- And, I would also like to suggest to not have the work session after the
2251 Planning Commission meeting because my brain is fried by that time.
2252
2253 Mr. Branin - Because our brains will not be fresh.
2254
2255 Mr. Jernigan - I agree.
2256
2257 Mr. Vanarsdall - So, do I.
2258
2259 Mr. Silber - Well, why don't we change the work session to 5:45 p.m.
2260
2261 Mr. Archer- Fifteen more minutes?
2262
2263 Mr. Branin - Just 15. I don't think it would make any difference, just keep it at 5:30
2264 p.m.
2265
2266 Mr. Archer - I think we can make it work.
2267
2268 Mr. Silber - All right. Five thirty. We will leave it at 5:30 p.m. That's leaving it as it
2269 was before. The last announcement is more personal in nature. I want to let you know we have
2270 some announcements from the staff's perspective. There is a birthday boy today. Mr. Strauss is
2271 turning 29.
2272
2273 Mr. Strauss - Thirty nine.
2274
2275 Mr. Silber - Oh, thirty nine, so happy birthday to you, Jim. And, I don't see Tony
2276 down here.
2277
2278 Ms. Goggin - We sent him back so that he could get ready.
2279
2280 Mr. Silber - Really. Well, Tony is getting married on Saturday and we want to send
2281 him best wishes, but he is already hard at work. I just wanted the Commission to know that too.
2282
2283 Mr. Vanarsdall - He's getting married in the Japanese Gardens in Maymont.
2284
2285 Mr. Silber - Oh, I wasn't aware of that.
2286
2287 Mr. Vanarsdall - They are praying for no rain.
2288
2289 Mr. Archer - Mr. Secretary, before we go, also, I would like to comment that this
2290 morning's agenda was quite heavy and I would like to compliment you and the staff on how
2291 efficiently we moved through this meeting. Particularly the Expedited Agenda section.
2292 Everything went so smoothly. I remember a time when an agenda of this magnitude would keep
2293 us here to one or two o'clock. I commend you on that.

2294

2295 Mr. Vanarsdall - I find the teamwork very good, excellent, in fact.

2296

2297 Mr. Silber - Thank you, even Public Works was called into duty today and they
2298 responded quickly.

2299

2300 Mr. Archer - I'm not expecting any extra pay or anything like that but I just felt it
2301 needed to be said. All right. Is there any further business to bring before the Commission?
2302 Okay. We are officially adjourned.

2303

2304 Mrs. Jones - Second.

2305

2306 On a motion by Mr. Archer and seconded by Mrs. Jones, the Planning Commission adjourned
2307 its June 28, 2006 meeting at 10:46 a.m.

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C. W. Archer, C.P.C., Chairman

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Randall R. Silber, Secretary

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