

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



R. Joseph Emerson, Jr., AICP
Director of Planning
(804) 501-4602

January 6, 2020

Myron "Rock" Davis
Unity of Faith Fellowship International Inc.
P.O. Box 7645
Henrico, VA 23231

Randy Hooker
Engineering Design Associates
P.O. Box 50067
Richmond, VA 23231

RE: POD2019-00540
Unity of Faith Fellowship International
Inc.
Original Plan Review Comments

Sir(s):

The Planning Department has completed its review of the above-referenced plans, received December 13, 2019, and has the following comments:

- 1. Provide square footage of proposed worship area. Ensure square footage amount matches what the cover sheet for parking calculations shown on the cover sheet.**
- 2. Confirm future uses of the existing sanctuary.**
- 3. Provide revised building elevations which include: (1) building height at the midline and (2) color descriptions of proposed building materials.**
- 4. It appears the proposed addition extends into the front building setback. Please confirm the addition will meet setbacks with any required r/w dedication and/or improvements.**

Plan of Development

1. Confirm future use of triangular parcel located between Cedar Fork Road and Old Cedar Fork Road. Landscaping is recommended.
2. On the Cover Sheet, Sheet 1:
 - a. Revise parking calculations to one (1) space per 50' square feet of worship area.
3. On the Overall Plan sheet, Sheet 2:
 - a. Graphically show and label the required front, side, and rear yards. Yards should be offset from property lines.
4. On the Ex. Conditions, Phase I ESC plan sheet, Sheet 3:
 - a. Tree protection fencing is recommended.
5. On the Layout Sheet, Sheet 4:
 - a. Provide ownership and recordation information for the strip of property abutting the site to south.
 - b. Please confirm the necessity of setbacks from wetlands. Such setbacks are not required by Planning.

- c. Graphically show and label the 40' side yard as measured from the adjacent southern property line.
 - d. Adjust the location of the drainage structure in the southwestern most landscape island to accommodate appropriate landscaping.
 - e. Confirm all parking areas will be paved.
 - f. Provide building dimensions of the proposed addition.
 - g. Label square footage of proposed addition.
 - h. Label dimensions of at least one landscape island.
 - i. Graphically show and label screening for HVAC units.
 - j. Graphically show and label Dominion power easement.
6. Include a screening detail for HVAC units.
 7. A separate Landscaping and Lighting Plan must be submitted in the future for review and approval by the County.
 8. See additional Standard Comments (attached) from the Planning Department.
 9. See additional comments (attached) from other review agencies.

The bolded comments must be addressed prior to the Planning Commission meeting. The above comments may be revised based upon discussions at the staff developer conference, scheduled for January 9th at 2:00 p.m. Revised plans and a written response to review comments must be received by Friday, February 7th, to be considered prior to preparation of the Planning Commission agenda. You may contact me at (804) 501-4604 or nor020@henrico.us) if you need any additional information prior to the meeting.

Sincerely,



Spencer A. Norman
County Planner

pc: Pastor Myron "Rock" Davis