

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



February 28, 2022

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

Pruitt Properties Inc.
c/o Thomas Pruitt
2415 Grenoble Road
Henrico, VA 23294

Ashley Ventures, LLC
c/o Harrison Steele
2195 Eastview Parkway, Ste 100
Conyers, GA 30013

McKinney and Company
c/o Stuart Groseclose
100 South Railroad Avenue
Ashland, VA 23005

RE: POD2022-00048
I-895 Logistics Center
Original Plan
Original Plan Review Comments I

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received February 09, 2022, and has the following comments:

❖ Original Plan: The following items must be addressed prior to Planning staff recommending approval of the plan to the Director of Planning:

1. General
2. The Fire Department has determined that a secondary point of emergency access must be required. The provided plans indicate that this will be provided within the neighboring property and that improvements will be made to the existing path. As a result, please provide evidence from the owners of that property, Nelson's, that they acknowledge that this is proposed and that they agree with it.
 - The accompanying access easement must be recorded prior to construction plan approval.
3. The notes from the approval conceptual plan from the re-zoning case regarding the "future common road" must be added to the overall and individual layout sheets.
4. To ensure compliance with Section 24-4330 E. 1., please label the distance from the building to the ultimate ROW line of South Laburnum Avenue. Show this on the overall layout sheet.
5. Per Section 24-4330 E. 2. a wall is required between the future common road and the loading docks.
6. Provide the Open Space calculation. 20% min is required.

7. The width of handicapped parking spaces is stated, please advise what the typical width of a regular parking space is. Please label.
8. The site lighting plan needs to be amended to meet Code requirements under 24-5503. See attached.
 - The average photometric count for a commercial parking lot must be between 3 and 6 foot candles.
 - The Footcandles at the property line are permitted to go up to 2.0 footcandles.
 - Please reference proffer #11 on the lighting plans sheets.
 - There are several lights on the inside of drive aisles facing towards the property line that should be relocated to the outside of the drive aisles facing away from the property line.
9. Please add tree protection tape around the entrance to the site from South Laburnum Avenue and especially when the clearing for the turn lane begins. This is largely a symbolic gesture as the super silt fence will provide the stronger form of tree protection, but the color will aid the overall endeavor.
10. What are the thoughts behind the provided parking greatly exceeding the required parking? Code only requires that the "required" number of parking spaces are provided, there is no prohibition on the proposed number of spaces above the "required" number.
11. How will the various Transitional Buffers be achieved in the field? Through the retention of existing vegetation? Through plantings or a combination of both? In areas where preserving existing material is the option, staff will need to field verify after the clearing of the site is complete, curb and gutter has been installed and the initial base layer of driveways has been laid.
12. Construction plan comments will be provided after the next submittal.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for March 3, 2022 at 11am EST.

Revised plans and a written response to review comments must be received by Friday, **March 4th**, in order to be considered prior to preparation of the **Director's agenda**.

You may contact me at 804-501-5290 and gre31@henrico.us if you need any additional information prior to the meeting.

Attachments

Sincerely,



Anthony Greulich
County Planner