

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

March 22, 2022

CCBCC Operations, LLC
c/o Darren Gonsalves
4100 Coca Cola Plz
Charlotte, NC 28211

Christopher Consultants
c/o Steve Worthington, P.E.
115451 Nuckols Rd., Suite Z-1
Glen Allen, VA 23230

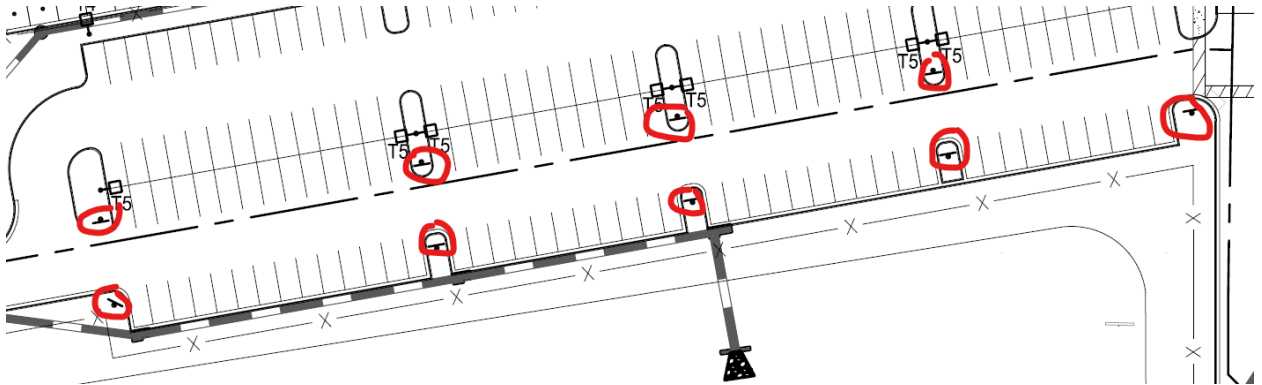
RE: POD2022-00098
Coca-Cola Bottling Co - Warehouse
Building Expansion
POD
Original Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received March 8, 2022, and has the following comments:

- ❖ POD Approval: The following items must be addressed prior to approval of the plan:
1. Confirm that the elevations of the proposed building match the materials, colors, and appearance of the existing building.
 2. Provide elevations for the existing building.
 3. Provide elevations of the guard shack.
 4. Provide a written explanation for where visitor parking is to occur.
 5. L100 – Landscape plan
 - Applicant must commit to installing landscaping sufficient to meet the standards of a Transitional Buffer 35' within the proffered 50' Greenspace against Oakley's Lane.
 - This is a combination of applying Code Sections 24-5406 B 3; 24-5106 D and Table 5310 B; 24-5310; 24-5311 A 1 b and c; Proffer #1 and #4 from the re-zoning case for this portion of the site, C-92C-96 (see attached) and the removal of the existing, very effective, screening berms.
 - This can be a note added to this sheet with details to be worked out when the landscape plan is submitted.
 - The chain link fence will need to be black, vinyl coated chain link. Please update the schematic diagram.
 - The applicant must also commit to a review of the landscaping and fencing from Oakley's Lane once both are installed. This may result in additional landscaping being required.
 - Other items shown on the conceptual landscape plan will be required to be installed.

- How will the required foundation plantings be addressed? Code Section 24-5309.
- Add a note that the following Code Sections will be addressed with the formal submittal.
 - 24-5304, 35% Native Species; 24-5308, 10% Tree Cover; and 24-5203, 10% Open Space.
- If barbed wire is proposed, then a Security Plan review needs to be requested and additional documentation from the applicant needs to be provided that addresses the applicants need for the barbed wire. This plan will then be reviewed by the Director of Planning and the Chief of Police under Section 24-5409.



- Remove the signage from these locations to permit the installation of trees.
6. L101 - Lighting Plan
- Photometric count layout needs to be provided.
 - Cutsheets need to be provided for all proposed lights
 - Confirm that proposed light poles match existing on site.
 - Confirm that no building mounted site lighting is proposed.
 - Photometric levels within the parking areas for the employees and along sidewalk and walking paths must be between 3.00- and 6.00-foot candles.
 - Label the 100' buffer from the ROW into the site as per 24-5503 E – Maximum Height.
 - Label the 50' Greenspace line.
- ❖ **Planning Department Comments** – The following Planning comments must be addressed prior to final approval of construction plans:
1. General Comments
 2. Provide a separate sheet depicting all easements to be dedicated to Henrico County.
 3. Insert the attached POD approval letters into the plan set.
 4. C000
 5. Replace the word addition with expansion in the title.
 6. Add “site lighting” to the title.
 7. Vicinity Map
 - Indicate and label Eastpark Court.
 - Label Richmond International Airport
 8. Remove POD2022-XXXXX.
 9. Replace POD2021-00557 with POD2022-00098.
 10. Replace POD2022-00041 with POD2022-XXXXX.

11. Site Data

12. #5 – State total acreage

- State total acreage with this proposal.
- State total acreage disturbed with this proposal.
- State any required acreage for ROW dedication.

13. #10A – Parking calculations are from the old code. Need to revise.

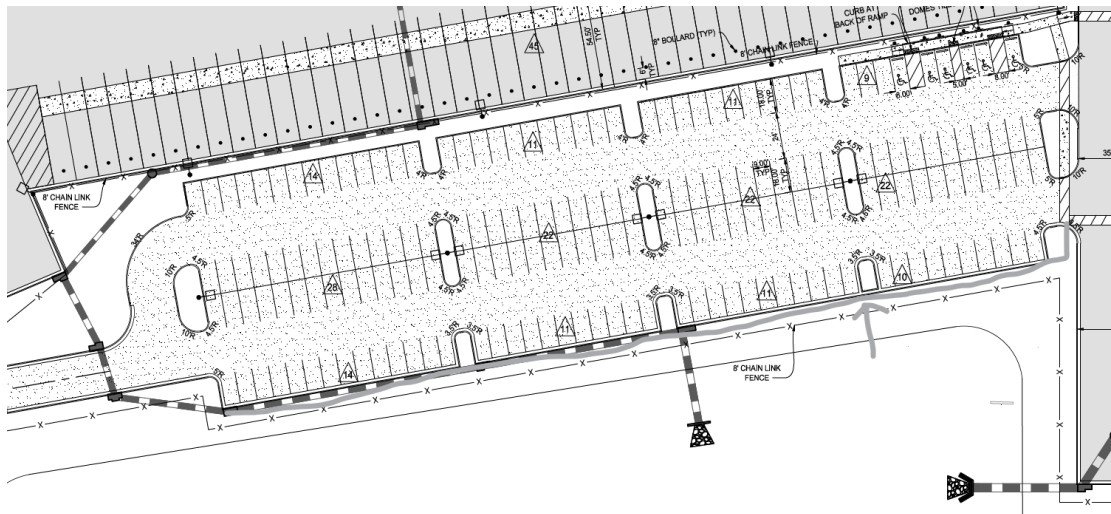
- There are two distinct methods of generating required parking for these facilities. Please generate required parking based on these methods and provide the numbers to verify the math.

Warehouse and Freight Movement	Self-service storage facility	2.0 plus 0.67 per 1,000 sf rentable storage area
	Truck or freight terminal	2.0 per 1,000 sf
	Warehouse (distribution)	2.0 per 1,000 sf office area
	Warehouse (storage)	5.0 plus 0.3 per 1,000 sf over 3,000 sf storage area
	Landfill construction and demolition debris	2.0 per 1,000 sf office area

14. #13 – Is the tree canopy calculations based on the overall site or just the site under this proposal?

15. C401

16. Can a line of sidewalk be added to provide safe pedestrian passage for employees to and from the parking lot? See below. The fence could be moved further south to provide the required 5' width for the sidewalk.



17. Provide details for the various gates proposed.

18. How is the guard shack access? There is no sidewalk to it.

19. Any thoughts to providing sidewalk to the tractor trailer parking areas?

20. C402

21. Any new dumpsters proposed?

22. C405

23. Label the adjacent property owners to the west and also indicate the zoning lines.

24. C506

25. Is there sufficient room between the BMP and the southern property line for landscaping?

26. C700

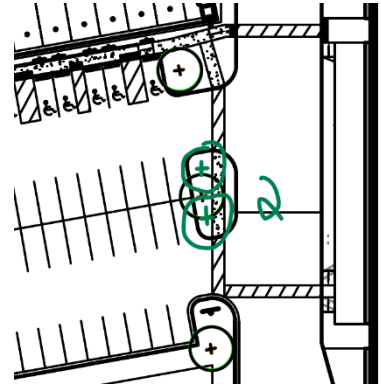
27. Add the orange, snow fencing style tree protection with 100' of the ROW.

28. Add a detail for the orange, snow fencing tree protection fencing.

29. L100

30. This island is missing a tree

❖ See additional comments from other review agencies.



The above comments may be revised based upon discussions at the staff developer conference, scheduled for **Thursday, March 24, 2022 at 10:00am EST**

Revised plans and a written response to review comments must be received by March 31, 2022, in order to be considered prior to preparation of the Director's agenda.

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

Sincerely,

Handwritten signature of Anthony Greulich in blue ink.

Anthony Greulich
County Planner