

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



May 13, 2022

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

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 II

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received March 8, 2022, and April 22, 2022, has the following comments:

❖ **Planning Department Comments** – The following Planning comments must be addressed prior to final approval of construction plans:

1. General Comments
2. Thank you for agreeing to provide a separate sheet depicting all easements to be dedicated to Henrico County.
3. Insert the attached Director's approval letter into the plan set.
4. The request for the barbed wire has been approved by Planning and by Henrico Police. Please include the request letter and the approval memo from HPD in the plan. and continue to include details of such with the plan. Planning's approval will occur when the plans are signed, and the approval letter is issued.
5. C000
6. In the upper right-hand corner add POD2022-XXXXX.
7. Site Data
8. #8b – Remove POD2022-XXXXX.
9. #13 – Add a note next to Tree canopy calculations" that it is based on the Overall Site.

10. C405

11. Indicate the scope of the proffers so that the extent of the landscaping along I-64 is easier to understand.

12. Add zoning information for the area that is VDOT ROW for I-64 and for the residential properties to the north of the railroad.

13. Using the parking ratios, please provide an updated parking counts for the overall site. We can re-visit this if the ratio's present a problem.

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. C506

15. Thank you for confirming that there is sufficient room between the BMP and the southern property line for landscaping. This will be examined when the formal landscape plan is submitted.

16. C700

17. Show all possible temporary office / construction trailer locations.

18. L100

19. Please remove the landscape plan and re-submit as a formal landscape plan application. This cannot be approved until all grading has occurred, curb and gutter has been installed, base coat of the driveways installed, and the building has begun to come out of the ground.

20. L101 - Lighting Plan

- Cutsheets need to be provided for all proposed lights, not just the index information.
- Confirm that proposed light poles match existing on site.
- Confirm that no building mounted site lighting is proposed.
- Match the site lighting plan to the base layout sheet. What is provided does not contain the separate, pedestrian area outside the gate and the sidewalk.

❖ See additional comments from other review agencies.

Please revise the plans and re-submit under this application, indicating it is the first submission, (https://henrico.us/pdfs/planning/apps/pod/014_podandsite_planforsign2022.pdf) and referencing POD2022-00098. Please contact me at 804-501-5290 or gre31@henrico.us if you need any additional information.

Sincerely,



Anthony Greulich
County Planner