

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

April 27, 2022

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

RE: POD2022-00098
Coca-Cola Bottling Co. -Warehouse
Building Expansion

Sir/Madame:

The Director of Planning granted your request for approval of a Plan of Development as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a 211,134 square foot one-story warehouse building addition, with associated parking and circulation for tractor trailers and vehicles. The 58.14-acre site is located on the east line of Oakleys Lane, approximately 1300 feet south of the intersection with South Holly Avenue, on parcel 820-719-3552. The Director of Planning granted this request, subject to the following conditions:

1. The Plan of Development shall be revised as annotated on the staff plan dated April 20, 2022, which shall be as much a part of this approval as if details were fully described herein. Revised plans, including the detailed drainage, erosion control and utility plans, shall be submitted by the design engineer who prepared the plans to the Department of Planning for final review. Upon notice from the Department of Planning to the Engineer that all comments have been addressed, plans for signature shall be submitted to the Department of Planning for approval signatures. The approved plan shall be attached to the building permit application.
2. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water and sewer.
3. The Director of the Department of Public Utilities shall approve the plan of development for construction of public water and sewer, prior to beginning any construction of these utilities. The Department of Public Utilities shall be notified at least 48 hours prior to the start of any County water or sewer construction.
4. Two copies of an Erosion and Sediment Control Agreement with required escrow shall be submitted to the Department of Public Works. Approval is required prior to construction plan approval and beginning construction. The Department of Public Works shall be notified at least 24 hours prior to the start of any construction.
5. Traffic control signs shall be provided as required by the Department of Public Works and shall be maintained in good condition.

6. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
7. The owner shall have a set of plans approved by the Director of Public Works, Public Utilities and Director of Planning available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
8. The property shall be developed and maintained as shown on the plan filed with the case and no changes or additions to the layout shall be made without the approval of the Director of Planning.
9. A detailed landscaping plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any occupancy permits.
10. The name of this development, as designated in this approval, shall be the name used for approval of future documents associated with this plan. A written request for a name change must be received and granted by the Department of Planning before such a change can be implemented.
11. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
12. The assigned property number(s) shall be displayed so it is easily readable from the street. If assistance is needed with the address, please contact the Department of Planning at 804-501-4602. The Planning Department must assign all property addresses.
13. Upon completion of the improvements and prior to the certification of the permanent occupancy permit, the owner shall furnish a statement by the engineer or land surveyor who prepared the Plan of Development, to the effect that all construction including water and sewer is in conformance to the regulations and requirements of the Plan of Development.
14. Plan of Development approval is granted to the owner/applicant to whom it is issued. Upon written notification to the Planning Director, the approval may be transferred to subsequent owners in accordance with Chapter 24, Section 24-2314.C.3.(c).(3).C of the county code.
15. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning and in accordance with Section 24-5311 at the time of plan approval.
16. The proffers approved as a part of zoning case C-92C-96 shall be incorporated in this approval.
17. A plat for the widening of Oakleys Lane right-of-way, as shown on the approved plan, shall be submitted to the Real Property Division prior to approval of the construction plan, and shall be recorded prior to requesting occupancy permits. The developer shall provide evidence of recordation to the Director of Public Works.
18. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

19. Details for the gate and locking device at the entrance road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal. The owner or owner's contractor shall contact the County Fire Marshal prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshal's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.

There may be a requirement for a Wetlands Permit from the U.S. Army Corps of Engineers. Further information on such a requirement should be obtained by contacting the Corps at (804) 323-3781.

Also, you should be aware that a permit or permits may be required from the Virginia Department of Environmental Quality (DEQ). Please contact DEQ at (804) 527-5025 to determine the permit requirements of your proposed project.

Pursuant to Section 24-2314.C.5(c) of the Code of Henrico, this approval shall expire on **April 26, 2027**, unless building permits have been obtained for construction in accordance therewith; or a single one-year extension of approval has been granted by the Director of Planning as provided therein; or further extension of approval is otherwise provided by Section 15.2-2261 of the Code of Virginia.

The approval of this Plan of Development satisfies only the requirements of Chapter 24, Section 24-2314 of the Henrico County Code. The applicant shall be responsible for securing all necessary permits as required by law. A copy of the plan approved by the Director of Planning is available upon request.

When applying for your building permit, please attach a complete electronic set of the approved, signed construction plans and refer to case **POD-2022-00098**.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Joseph Emerson, Jr.", followed by a small flourish.

R. Joseph Emerson, Jr., AICP
Director of Planning

pc: Deputy Zoning Conformance Officer
Building Official
Real Estate Assessment
Department of Public Utilities, Chief of Design
Department of Public Works
Division of Fire-Chief Fire Marshall
Christopher Consultants -Attn: Steve Worthington