

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



July 27, 2022

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

Ratchet Designs, LLC  
c/o Cecil McNair, Jr, P.E.  
7119 Stafford Park Drive  
Moseley, VA 23120

RVA on Wheels  
c/o Buck Ward  
1301 E. Cary Street  
Richmond, VA 23219

RE:     POD2022-00168  
RVA on Wheels Vehicle Storage at 6200  
N Midview Road  
Concept Plan Review Comments II

Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, April 1, 2022 and July 08, 2022 has the following comments:

1. The process for how this plan will be handled will be determined after all comments have been received and reviewed by Planning Staff. At the moment, it would appear that this would be processed through the submittal of a Site Plan (with Notice).
2. Your next submittal should be a formal submittal, rather than a subsequent Conceptual review. Accompanying that should be a letter that explains what is being proposed and also incorporates your answers to my previous comments #2 and #3 from the original review.
3. Provide architectural drawings of both sheds and all 4 sides.
  - a. Please also refer to the Neighborhood compatibility requirements under 24-5602 A
  - b. Please refer to the POD application for the required information to be provided on these architectural drawings.
4. Please refer to the Henrico County Zoning Ordinance for additional information on the below sections of Code (<https://henrico.us/pdfs/countyattorney/Chpt024Zoning.pdf>):
5. 24-5602 A is applicable and towards the R-3 to the South. As a result, several other sections come into play that need to be addressed:
6. 24-5605 A – Where is the HVAC equipment proposed. It needs to meet all Code requirements.
7. 24-5607 – Limits operations standards so your client will need to adjust their hours to comply. Please confirm that they will comply.
8. C4.0
9. Label the rear 40' yard abutting the R-3 property.
10. C5.0
11. 24-5310 A 3 requires a Transitional Buffer 35' abutting a public right of way. This needs to be updated and the information shown.

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12. Complete the calculations for the required transitional buffers and state what is being provided to meet them. Also state that the balance is being met through the retention of existing material.
13. C5.2
14. Add notes that the lighting provided will be full cut off.
15. Confirm that the MH is really 8' high?
16. C7.0
17. Move the toilet away from the residences that are adjacent and across the street.
18. See additional comments from other review agencies.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for **August 4<sup>th</sup> at 10am EST**. You may contact me at [gre31@henrico.us](mailto:gre31@henrico.us) or 804-501-5290 if you need any additional information prior to the meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Greulich", is positioned above the printed name.

**Anthony Greulich**  
County Planner