

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



October 31, 2022

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

Kaneik and Trevor Ferguson
1488 Burning Tree Road
Richmond VA 23231

Christopher Shust, P.E.
15871 City View Drive, Suite 300
Midlothian VA 23113

RE: POD2022-00513
 Ferguson Farm Winery
 Site Plan
 Original Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received October 12, 2022, and has the following comments:

❖ **Site Plan Approval:** The following items must be addressed prior to approval of the plan:

1. **Two (2) acre lot minimum area not met. Please confirm if the intent is to consolidate parcels any adjacent parcels to meet this requirement. If so, please revise property lines.**
2. **200' lot width requirement not met. Please confirm if the intent is to consolidate all or a portion of parcel 804-694-7692 to meet this requirement. If so, please revise property lines.**
3. **Should parcel revise entrance location to meet spacing requirement of Sec. 24-5104.B.**
4. **If adjacent parcels under ownership of Blue Ridge Custom Homes LLC are to be included within POD, provide owner signature for Blue Ridge Custom Homes LLC.**
5. **Include a lighting plan pursuant to Sec. 24-5502. Such plan shall include photometrics, fixture and pole mounting details.**
6. **A transitional buffer 10 is required next to adjacent properties zoned A-1. Alternatively, request approval of an alternative landscape plan pursuant to Sec. 24-5303.B to install the required plantings of a TB 10 within the 6' landscape buffer.**
7. **Label proposed uses on the floor plan.**
8. **Confirm if any accessory restaurant use is proposed.**
9. **Provide evidence of Health Department approval prior to Site Plan approval. For Health Department approval, drainfields need to be located on the same lot as the principal use and complete soil analysis performed. Please contact the Health Department for further information.**

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

1. Provide evidence of state licensure prior to issuance of any certificate of occupancy.
2. Include height to midline, material and color descriptions on the elevations.
3. Provide master case no. POD2022-00513 in the upper right-hand corner of all plan sheets.
4. On the Cover Sheet, C01:
 - a. Revise title to, *"Ferguson Farm Winery – Site & Utility Plan."*

Christopher Shust, P.E.

10/31/22

Page 2

- b. Under Site Data, update numbers as necessary should any adjacent parcels be included in the POD.
 - c. Under Site Data, No. 13, note twenty percent (20%) tree canopy coverage is required.
 - 5. On the Site Plan, C04:
 - a. Include property information for all adjacent parcels, including ownership, recordation, zoning, and GPINs.
 - 6. On the Landscape Plan, L01:
 - a. Provide perimeter landscaping around the looped drive aisle per Sec. 24-5312.C.
- ❖ See additional comments from other review agencies.

The above comments may be revised based upon discussions at the WebEx staff developer conference, scheduled for November 3, 2022, at 2:00 p.m.

You may contact me at 804-501-4626 and/or nor020@henrico.us if you need any additional information prior to the meeting.

Sincerely,



Spencer A. Norman
County Planner

pc: Kaneik and Trevor Ferguson