

COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**



January 30, 2023

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  
          Second Submission

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received January 8, 2023, and has the following comments:

**Site Plan Approval: Revised plans and a written response to review comments must be received by COB February 8, 2023, in order to be considered prior to preparation of the Director's agenda. The following items must be addressed prior to approval of the plan:**

1. **Provide proposed lighting fixture manufacturer details.**
2. **Provide house side shields on light fixtures adjacent to parcel 805-693-3260.**
3. **Confirm if there is any intended use of the concrete pad and area underneath the building. Is this area intended to be used as storage?**

❖ **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. As previously requested, provide master case no. POD2022-00513 in the upper right-hand corner of all plan sheets.
3. On the Cover Sheet, C01:
  - a. Revise title to, "*Ferguson Farm Winery – Site, Utility and Lighting Plan.*"
  - b. Under Site Data, No. 5, provide total acreage of the overall site.
  - c. Under Site Data, No. 10, Item E, note this development is exempt from interior greenspace requirements per Sec. 24-5302.B.
  - d. Under Site Data, No. 14, include total site acreage.
4. On the Demo and ESC Phase I Plan, C03:
  - a. Consider showing location of a temporary construction trailer which meets setback requirements. If trailers are not shown on the construction plans, Sec. 24-4510 requires approval of a Temporary Use Permit by the Board of Zoning Appeals (BZA).
5. On the Site Plan, C04:
  - a. Site entrance must be 12.5' feet from the nearest property line per Sec. 24-5104.B(1)(a).

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- b. Consider providing a sidewalk connection to the 10' multi-use path along Burning Tree Road.
  - c. Confirm if any dumpster or exterior refuse container will be provided onsite. If so, provide dumpster enclosure details including dimensions and materials.
6. On the Landscape Plan, L01:
    - a. Strongly recommend adding evergreen trees and shrubs along the property line between the subject parcel and parcel 805-693-3260.
  7. On the Lighting Plan, L03:
    - a. Provide a note indicating all light fixtures must be full-cut off and zero-tilt fixture types.
- ❖ See additional comments from other review agencies.

Revised plans and a written response to review comments must be received by **COB February 8, 2023**, in order to be considered prior to preparation of the Director's agenda.

A Microsoft Teams staff-developer meeting was declined for this case.

You may contact me at 804-501-4626 and/or [nor020@henrico.us](mailto:nor020@henrico.us) if you have any questions or need any additional information.

Sincerely,



Spencer A. Norman  
County Planner

pc: Kaneik and Trevor Ferguson