

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).

Christopher Shust, P.E.

1/30/2023

Page 2

- 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 if you have any questions or need any additional information.

Sincerely,



Spencer A. Norman
County Planner

pc: Kaneik and Trevor Ferguson