

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

September 18, 2023

Timmons Group
Attn: Derrick A. Johnson
4201 Owens Way
Suite 900
Prince George, VA 23875

RE: POD2023-00381
 RRFG Expansion
 Concept Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, received August 29, 2023, and has the following comments:

1. We anticipate that this should be submitted as a Site Plan. The plan will be routed and reviewed as a Site Plan Without Notice.
2. Suggested to incorporate the open Fence Plan with this plan so both can be approved at the same time.
3. It is anticipated that approval of this Site Plan will close the currently open TOA.
4. When submitting site plans, a lighting plan is required.
5. When submitting site plans, all tree canopy and open space calculations must be provided.
6. The site plan will require floor plans and elevations of the new expansion.
7. The previous approval POD-139-88 should be noted in #8.A.
8. The zoning case C-13C-04 should be noted in #8.C.
9. Explain how the expansion will be used.
10. The calculation of parking spaces will depend on the purpose of the building. See Table 5110: Minimum Number of Off-Street Parking Spaces in the Henrico County Zoning Ordinance.
 - a. Will the purpose of the building continue to be warehouse?
 - b. If a. is "yes" then will this be a storage warehouse or a distribution warehouse?
 - c. If any additional office space is to be added provide square footage of that use separate from the warehouse use.
 - d. If existing parking spaces are being used to fulfill parking requirements, then a full accounting of how spaces are used in current buildings and proposed buildings in order to properly calculate required parking spaces.
11. Additional comments may be generated upon receipt of comments from other agencies and further submissions.
12. See additional comments from other review agencies.

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The above comments may be revised based upon discussions at the staff developer conference, scheduled for **September 21, 2023 at 1PM**. You may contact me at 804-501-5323- and chi061@henrico.us if you need any additional information prior to the meeting.

Sincerely,

A handwritten signature in blue ink that reads "Salim Chishti, ASLA". The signature is fluid and cursive, with the initials "ASLA" written in a slightly more formal, blocky style at the end.

Salim Chishti, ASLA
County Planner II

pc: 6207 Settler LLC, c/o Mark Cooke, 2840 Sprouse Drive, Henrico, VA 23231