

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

October 5, 2023

Summit Design and Engineering
Matt Hastings, P.E.
606 Broad Street, Suite C
South Boston, VA 24592

Rhetson Companies
Matthew Taggart
2075 Juniper Lake Rd
West End, NC 27376

RE: POD2023-00415
Dollar General at 1799 Bickerstaff Road
Concept Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, received September 19, 2023, and has the following comments:

1. The Property is zoned B-3C, Business District (Conditional) and is subject to the conditions proffered with rezoning case C-63C-02. Retail sales establishment are a principal use permitted in the B-3 district. The Property is also located in the Airport Industrial Area Opportunity Zone.
2. Include a copy of the proffers from zoning case C-63C-02 in the plans.
3. Reroute the water and sewer lines to avoid trees and shrubs planted in the landscape islands.
4. Identify on the Erosion and Sediment Control Plans the anticipated location of any necessary construction or office trailers that will be needed during construction. The construction trailer must meet setbacks. If this is not included, a separate temporary use permit application may be required in the future, which can be avoided if addressed with this plan. Staff advises this be shown conceptually in a location that will suit your client to avoid incurring additional cost and delay of construction.
5. A pedestrian access point connecting with the street sidewalk is necessary.
6. The striped area in the center of the entrance/exit needs to be a concrete island.
7. A tree protection plan must be provided and details of the method to be used. (24-5313)
8. A lighting plan, including fixture locations, fixture mounting heights, pole and fixture details, manufacturer cut sheets, and a photometric plan must be provided. Exterior wall-mounted lighting fixtures are a separate review and will not be part of the site plan approval. (24-5502)
9. Signage is a separate review and will not be part of the approval.
10. The loading dock, service and mechanical areas, including wall mounted utilities, must be shown on the plans and screening provided. (24-5311)
11. Details of the trash enclosure must be provided, including material used and elevations. (24-5311)
12. Details of the proposed fencing, that conform to the proffers, must be provided.
13. Four (4) sets of Architectural plans, including floor plans and colors, must be included in the submission. Be aware of the proffered conditions when designing the structure.

Applicant

Date

Page 2

14. The irrigation system must be shown on the utility plans.
15. Include a Conceptual Landscape Plan identifying:
 - a. existing trees to remain, including those within transitional buffers, and tree protection areas.
 - b. the location and size of evergreen trees, deciduous trees, and evergreen or deciduous shrubs in required buffers.
 - c. planting zones within or around Best Management Practices and the types of plant materials (i.e., tree/shrub, deciduous/evergreen) to be planted.
 - d. proposed fencing or walls within buffers and easements.
16. See additional comments from other review agencies.

At the time of submission, the Planning Department has not yet received comments from all other agencies.

After incorporating these comments, a formal submittal of a plan can be made using a **Site Plan Application**. Thirteen (13) sets of unfolded construction plans with Standard POD/Site Plan Cover Sheet on 24" x 36" sheets. More information about the process can be found at <https://henrico.us/planning/planning-commission-pod-subdivisions/pod-sub/>

The above comments may be revised based upon discussions at the staff developer conference, scheduled for **10/12/23** at TBD. I will contact you when the staff developer conference is scheduled. You may contact me at 804-501-4646 and rig020@henrico.us if you need any additional information prior to the meeting.

Sincerely,



R. Todd Rigler
County Planner

pc: Hoss20210608, LLC