

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

October 2, 2023

Kevin Dougherty
240 W. Main Street, Suite 100
Charlottesville, VA 22902

Chris Nelson
1001 Boulders Parkway, Suite 300
Richmond, VA 23225

RE: POD2023-00367
 Magnolia Site Storage Yard
 Site Plan
 Original Plan Review Comments

Sirs:

The Planning Department has completed its review of the above-referenced Concept Plan, received August 18, 2023 and has the following comments:

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

1. Confirm in writing the private ingress/egress maintenance agreement allows for the proposed use and new construction within the easement on Parcel 799-730-2213.
2. Per Sec. 24-5311, outdoor storage areas must be screened by opaque walls or fences.
3. Per Sec. 24-5409, due to the proposed barbed wire material for a portion of the fencing and a security plan will be needed.

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

1. The site is zoned M-2 General Industrial District, B-3 Business District, and R-4 One Family Residence District.
2. Required setbacks for the M-2 zoned portion of the parcel would be 25 feet for the front yard and from all public rights of way, 30 feet for the rear yard, and zero interior side yards. Front yard setback would be from Austin Avenue if the property lines for Parcel 798-730-7590 are vacated. Rear yard setback would be calculated from the property line along Barrington Road and against the rear yards of part of Parcel 800-732-8679 and Parcels 800-732-9673, 801-732-0666, and 801-732-1563. Show and label all setbacks.
3. The “outdoor storage” use must comply with the regulations of Sec. 24-4330.C.
 - Any area used for outdoor storage must be screened from view from any public right-of-way and adjoining property in accordance with Sec. 24-5311, Screening. Materials and equipment must not be piled or stacked to a height that exceeds the heights of the screening fence or wall.
 - Any repair or equipment must be conducted within an enclosed building.
 - An outdoor storage site must be designed and maintained to allow customers and vehicles to circulate through the areas used for outdoor storage.

4. For the tree inventory, conceptual landscape and tree protection plan, and lighting plans label subject and adjacent parcels, provide parcel information, and provide zoning lines.
5. A transitional buffer, TB50, is required in the M-2 portion of the parcel against the R-4 zoning district to the northeast.
6. Regarding the lighting plan:
 - As previously mentioned, label subject and adjacent parcels, provide parcel information, and provide zoning lines.
 - Mounting height is shown as 30 feet in the luminaire schedule, which is inconsistent with the height shown in the detailed specifications which is 25 feet. Confirm which height is correct.
 - Confirm lighting will be full cut off, zero-degree tilt, and dark sky compliant.
 - Note light fixtures within 100 feet of any residential district may not exceed 15 feet in height. Light fixtures greater than 100 feet from any residential district may not exceed 35 feet in height.
7. To the north of Parcel 799-731-6492, there is an adjacent area shown as "Area of Unknown Ownership". County GIS does not indicate an area of unknown ownership at this location. Please clarify.
8. For the retaining wall shown in the ingress/egress easement, will any grading be done outside of the easement? If so, property owner signature(s) will be required.
9. On the cover page, provide emails and phone numbers for property owners.
10. Provide open space calculations. A minimum of 10 percent open space is required for Industrial uses.
11. Add the word "conceptual" to the landscape plan pages. Remove landscape from the title of the plan.
12. Combine Volumes I and II sets of plans into one plan set. Title of plan should be "Site and Lighting Plan".
13. Provide the case number in the upper right corner of the plan.
14. For the tree inventory, conceptual landscape and tree protection plan, and lighting plans label subject and adjacent parcels, provide parcel information, and provide zoning lines.
15. On page L3.00, in the Tree Replacement Requirements table correct the code section. It should be Sec.24-5313F instead of Sec.24-5315F. Also, provide details of the tree protection fencing.
16. Identify 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.
17. Confirm grading matches Erosion and Sediment Control Plans, tree protection, and landscape plan.
18. Confirm limits of disturbance match tree protection line.
19. Vehicle wash should not be shown in the right-of-way. Refer to DPW Construction and/or Traffic for location.
20. Has the property been surveyed more recently than 2007 by Bay?
21. Provide contour numbers on the contour lines located on the Grading and Drainage Plans.

❖ See additional comments from other review agencies.

Kevin Dougherty

October 2, 2023

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The above comments may be revised based upon discussions at the staff developer conference, scheduled for October 5, 2023 at 10:00 a.m.

Revised plans and a written response to review comments must be received by October 9, 2023 in order to be considered prior to preparation of the Director's agenda.

You may contact me at 804-501-5486 and bla55@henrico.us if you need any additional information prior to the meeting.

Sincerely,

Lisa Blankinship
County Planner