

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



October 10, 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: POD2023-00213
 POD2022-00513
 Ferguson Farm Winery
 Construction Plan
 Third Submission

Sir/Madame:

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

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

1. *Advisory Comment:* Provide evidence of state licensure prior to issuance of any certificate of occupancy.
2. *Advisory Comment:* Include a parcel line vacation exhibit/plat or continue to submit a Minor Subdivision plat/application to formally vacate the parcel lines as shown on the layout plan. The subdivision must be recorded prior to building permit approval.
3. Provide a note indicating signage is not part of approval.
4. On the Layout Plan, C04:
 - a. Based on the boundaries of the ultimate limits of disturbance, it appears a small area of disturbance may be located on the adjacent parcel 805-693-2677. Please confirm if this is accurate and if so, please provide the effected property owner's signature.
5. See additional comments from other review agencies.

The Planning Department has not yet received comments from all other agencies. Upon receipt of all review comments, Planning will notify you of the appropriate action for resubmission of plans. 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