

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

November 21, 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 Site Plan, received November 6, 2023 and has the following comments:

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

1. Regarding the security plan, two fence types are shown and proposed:
 - The first is a six-foot tall, dog ear board, wooden fence with a one foot in height, triple strand of barb wire atop of the wooden fence. The fencing is shown to enclose the perimeter of the storage yards for screening and security.
 - The second is a black, vinyl clad, chain link fence, also six feet in height, with a triple strand of barb wire atop the chain link fence and will be located between storage yards #2 and #3 to delineate the two storage yards and further security.
 - Sheet C0.11 shows the same black, vinyl clad chain link fence topped with barbed wire and a double swing road gate with knox box. Sheet C4.01 shows a chain link fence, six feet in height on either side of the double swing gate at the entrance to the property from Austin Avenue. Confirm that the chain link shown at this location has barbed wire on top. If so, this fence location will need to be shown on the security plan. Also, the letters to the Director of Planning and Chief of Police will need to be updated to include the location and fence type at the entrance.
 - Confirm if the double gates at the entrance of each storage yard will be locked. If so, a knox box will need to be provided for each.
2. Parcel GPIN 799-731-6492 is zoned M-2 General Industrial District, B-3 Business District, and R-4 One Family Residence District. Outdoor storage as a principal use is permitted in the M-2 zoning district. Confirm storage yard #3 is only within the M-2 zoned portion of parcel GPIN 799-731-6492 and not the R-4 zoned portion by showing the zoning line between M-2 and R-4 of the parcel GPIN 799-731-6492 on Sheets 4.03 and 4.05 of the layout plan.

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3. Because the ingress/egress easement on the parcel identified by GPIN 799-730-2213 will no longer be utilized for this project, please remove the parcel GPIN 799-730-2213 from the cover page's site data item #3. GPIN 799-730-2213 will also need to be removed from the Site Plan application.
 4. POD2023-00367 is the POD case number for this Site Plan. Please provide the case number, POD2023-00367, in the upper right corner of the plan. Note POD2023-00157 is the case number for the conceptual plan.
- ❖ See additional comments from other review agencies.

Revised plans and a written response to review comments must be received by December 4, 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 or have any questions.

Sincerely,

Lisa Blankinship
County Planner