



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 12, 2024

Mr. Ryan Perkins, P.E.
Kimley-Horn and Associates
1700 Willow Lawn Drive, Suite 200
Richmond, VA 23230

Re: POD2022-00466/2023-00145
Wawa at Drybridge Road and
Williamsburg Road
4th Construction Plan Review

Sir:

The Planning Department has completed its review of the above-referenced plans, received February 23, 2024, and have the following comments:

1. Cover sheet: Update parcel number – the property has been subdivided, verify acreage. Cover sheet indicated ROW to be dedicated but the acreage on the plat indicates it was dedicated.
2. The parking ratio is incorrect. Convenience stores are 3.5 per 1000SF.
3. Proffer 3B requires decorative fencing or wall along E. Williamsburg Rd to be shown and approved with the POD. This needs to be added to the plan and should be coordinated to tie into the proposed monument sign location. See commercial design elements in exhibit A of the zoning case.
4. Staff cannot locate the house side shields for lights 1 & 2.
5. A CEPTED plan is required for all 24-hour uses. See 24-5508 B and C for specifics. What is the status of the plan currently? It is required to be reviewed and approved prior to plan approval as it was due when the POD was submitted (see 24-5508 of the Zoning ordinance). The approval is required to be in the construction plan.
6. See additional comments from other review agencies.

Please address these comments and comments from the other review agencies. Please submit 9 sets of revised plans with the Plan of Development-Plans for signature application marked for second review. You may contact me at 804-501-5159 or gog@henrico.us if you need any additional information prior to the staff developer meeting.

Sincerely,

Christina L. Goggin, AICP
County Planner

Cc: Doug Godsey – Godsey Properties, Inc
Kevin South - Thalhimer