**Request**

**Amend Prior case**
Amend prior zoning approval to reduce the width of the buffer along Ruffin Mill Road.

<table>
<thead>
<tr>
<th>The Property</th>
<th>Site Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1720 Port Walthall Drive</td>
<td>21.74 Acres</td>
</tr>
</tbody>
</table>

**Planning Commission Recommendation**

**Approval**

**Staff Recommendation**

**Approval**

**Comprehensive Plan – Land Use Designation**
Industrial

**Plan Area**
County Wide Plan

**Summary of Proposal**

An expansion of an existing warehouse use is proposed as a permitted use in the General Industrial (I-2) District. The applicant is proposing to amend Condition 6 of Case 87SN0174 to reduce the width of the required buffer along Ruffin Mill Road from 200 feet to a variable width buffer with a minimum 25-foot width to accommodate the building expansion and stormwater BMPs. The applicant has proffered conditions regarding landscaping, quality architecture, and lighting to minimize the impact of the buffer reduction on the adjacent residential properties.
Recommendations

PLANNING COMMISSION - APPROVAL

STAFF - APPROVAL
The proposed buffer reduction facilitates the expansion of a use consistent with the Comprehensive Plan's Industrial land use designation. Proffered conditions regarding landscaping, quality architecture, and lighting will minimize the impact of the buffer reduction on the adjacent residential properties.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS
1. Conditions may be imposed, or the property owner may proffer conditions.
2. Proffered conditions and exhibits have been submitted by the applicant.
3. Both the Planning Commission and Staff recommend acceptance of the proffered conditions.
# Table of Contents

- Summary of Proposal ................................................................. 1
- Recommendations ................................................................. 2
- Table of Contents ................................................................. 3
- Planning .............................................................................. 4
- Current Zoning Map ............................................................. 6
- Supplemental Analysis ........................................................... 7
  - Community Enhancement ...................................................... 7
  - Environmental Engineering .................................................. 7
  - Fire & Emergency Medical Services ...................................... 7
  - Police ................................................................................ 7
  - Transportation - County Department of Transportation .......... 8
  - Transportation - Virginia Department of Transportation .......... 8
  - Utilities – Water and Wastewater ........................................ 8
- Community Engagement & Public Hearings ............................. 8
- Proffered Conditions (11/22/21) .............................................. 9
- Proposed Conceptual Site Plan – Concept Plan (4/6/21) ............. 10
- Proposed Overall Elevations – Exhibit A-1 ............................... 11
- Proposed Addition Elevations – Exhibit A-2 ............................. 12
- Proposed Overall Rendering – Exhibit A-3 ............................... 13
- Case 87SN0174 Approved Conditions ..................................... 14
- Case Contacts ...................................................................... 17
- Appendix ........................................................................... 18
  - Fire & Emergency Medical Services ...................................... 18
Zoning History
87SN0174: Approved (11/1987)
Rezoning from Agricultural (A) to General Industrial (M-2) with a Conditional Use Plan Development for use and bulk exceptions on a 1,036.2-acre parcel. Conditions of approval included maintaining 200-foot buffer for General Industrial (M-2/I-2) uses adjacent to residentially zoned property.

Comprehensive Plan – Land Use Plan Designation
The Comprehensive Plan designates most of the Property for Industrial, which suggests the Property is appropriate for moderate to intense manufacturing uses. There are two small Open Space Easements on the property near Ruffin Mill Road which are designated as Conservation/Recreation.

Proposal
The applicant is proposing an expansion of an existing furniture warehouse use as permitted by-right in the General Industrial (I-2) District. Conditions of zoning (Case 87SN0174) require a 200-foot buffer adjacent to residentially zoned property. Residentially zoned properties are located along Ruffin Mill Road adjacent to the Property. The applicant is requesting to reduce the required buffer along Ruffin Mill Road to a variable width landscaped buffer with a minimum width of 25 feet in order to develop the 131,000 square foot building addition and stormwater BMP facilities. Screening will be provided within the buffer by existing and enhanced landscaping and berms to limit the visibility of the proposed addition as illustrated in the renderings below (Proffered Condition #1).

Figure 4: Rendered Views of Proposed Screening and Building Addition at 1720 Port Walthall Drive from Properties across Ruffin Mill Road
The purpose and intent of the zoning ordinance to promote the health, safety, convenience, and general welfare of the public includes the creation of convenient, attractive, and harmonious communities. As the proposed landscaping and berms in the buffer will not completely screen the proposed building, the applicant has proffered elevations and a rendering which include architectural details to break up the massing of and provide interest on the elevations visible from Ruffin Mill Road to enhance the visual attractiveness of the Ruffin Mill Road corridor (Proffered Condition #2). Additionally, the applicant has proffered conditions to minimize the impact of the expansion of the warehouse use on the adjacent residential properties by limiting the light emitted from the Property (Proffered Condition #3) and orienting the truck parking and loading areas on the west elevation away from Ruffin Mill Road (Proposed Conceptual Site Plan).

Staff finds that the requested buffer reduction will not have an adverse impact on the adjacent residential properties as the applicant proposes minimal operations within 200 feet of Ruffin Mill Road. Much of the area within 200 feet of Ruffin Mill Road outside of the proposed landscaped buffer will be developed with stormwater BMPs. The proposed building addition will be screened by landscaping and berms, and the minimally visible building elevations have been designed to provide quality, industrial architectural details to facilitate the creation of an attractive community.
Supplemental Analysis

Community Enhancement
No comment on this request.

Environmental Engineering
No comment on this request.

Fire & Emergency Medical Services

Service Area
The Harrowgate Fire Station, Company Number 21

Community Fire Protection Capabilities Assessment*
| Insurance Service Office (ISO) Public Protection Classification (PPC) | Class 2 |

Anticipated Impacts On Fire & EMS
| Call Load in Immediate Service Area During Previous Fiscal Year | 2062 |
| Projected Calls Generated Yearly by Proposed Development | N/A (commercial) |
| Projected Call Load Increase in Immediate Service Area by Proposed Development | N/A |

Drive And Response Times
| Response Zone/Response Time Goal* | Rural/ 12 Minutes |
| Road Miles from Closest Fire Station | 4 miles |
| Estimated Drive Time from Closest Fire Station | 5:25 minutes |
| Estimated Response Time for First Unit on Scene | 8:25 minutes |

Planned Capital Facility Improvements

Additional Information
When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

*Additional information relative to Fire & Life Safety’s Mission and Service Profile, Community Fire Protection Capabilities Assessment, and Response Time Goals can be found in the Appendix.

1 Drive-time estimates are exclusive of potential delays due to weather, traffic, or blockage of response routes.
2 Estimates assume response units and personnel are in the station and available to respond at the time of an incident and include 1 min 30 sec for 911 call processing and dispatch, and up to 1 min 30 sec for firefighter turnout.

Police

<table>
<thead>
<tr>
<th>Division</th>
<th>Beat</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appomattox</td>
<td>72</td>
<td>Bermuda</td>
</tr>
</tbody>
</table>

Additional Information
This request is anticipated to have minimal impacts on Police.
Transportation - County Department of Transportation
This request will have no impact on the transportation network.

Transportation - Virginia Department of Transportation
The zoning case is a local matter and has no direct impact to the state right of way. VDOT has no comment at this time.

Utilities – Water and Wastewater
1. The request to reduce the required buffer along Ruffin Mill Road will not impact the public water and wastewater systems.
2. The Utilities Department supports this request.

Community Engagement & Public Hearings

Community Meetings
A community meeting was not held.

Planning Commission
12/21/2021: Citizen Comments: No citizens spoke to this request.

Recommendation: APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS
Motion: Sloan  Second: Hylton
AYES: Freye, Owens, Hylton, Petroski, Sloan
Proffered Conditions (11/22/21)

Staff Note 1: Both the Planning Commission and Staff recommend acceptance of the following proffered condition offered by the applicant.

Staff Note 2: Proffered Condition 1 outlined below would replace Proffered Condition 6 of Case 87SN174. The following proffered conditions have been offered by the applicant in addition to replacing Proffered Condition 6 of Case 87SN174. All other conditions of Case 87SN0174 shall remain in effect.

The Applicant in this case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for itself and its successors or assigns, proffer that the property under consideration in this case (“the Property”) will be used according to the following proffer(s) if, and only if, the request submitted herewith is granted with only those conditions agreed to by the Applicant. In the event this request is denied or approved with conditions not agreed to by the owners and Applicant, the proffer shall immediately be null and void and of no further force or effect.

1. The Applicant hereby amends Zoning Case 87SN0174 by replacing Proffered Condition 6 with the following condition: “A buffer, variable in width, but extending for a minimum of twenty-five feet (25’) from eastern edge of the Ruffin Mill Road right-of-way, shall be provided along the Property’s frontage on Ruffin Mill Road as generally shown in the area labeled “VARIABLE WIDTH LANDSCAPE BUFFER” on the conceptual site plan, dated April 6, 2021, prepared by Jordan Consulting Engineers, P.E., and entitled “HAVERTYS FURNITURE BUILDING AND PARKING EXPANSION PRELIMINARY PLAN” (the “Concept Plan”). Vegetation existing within this buffer shall be retained, and additional landscaping and/or berming shall be determined and approved by the Planning Department at time of site plan review.” (P)

The Applicant hereby proffers the following additional conditions:

2. Architectural Design. The architectural design of the building labeled “BUILDING EXPANSION 131,000 SF±” shall be constructed so that any portions of the building that face Ruffin Mill Road generally conform to the architectural design shown on those conceptual architectural elevations submitted with this case and entitled “EXHIBIT A-1,” “EXHIBIT A-2,” and “EXHIBIT A-3.” (P)

3. Lighting. Any outdoor lighting shall be shielded or otherwise controlled to prevent light emitted from the Property from glaring on the public road or adjacent residences. (P)
Proposed Addition Elevations – Exhibit A-2
Proposed Overall Rendering – Exhibit A-3
Case 87SN0174 Approved Conditions

(Note: (a) The entire property lies within the Corridor Overlay District and must comply with applicable Zoning Ordinance requirements.

(b) Prior to obtaining final site plan approval or any building permits, schematic plans must be submitted and approved.

(c) The above conditions supersede all previously imposed conditions of Case 86S102.)

6. The owner/developer shall notify the owner of Tax Map 96-13 (1) Parcel 15 of the date and time of any schematic plan consideration. (PCPC)

Aye: Mr. Daniel, Mr. Mayes, Mr. Applegate and Mr. Dodd.

Absent: Mrs. Girone.

87S174

In Bermuda Magisterial District, CHESTERFIELD COUNTY requested rezoning from Agricultural (A) to General Industrial (M-2) with Conditional Use Planned Development on a 1036.2 acre parcel fronting on portions of the north, south, and east lines of Ruffin Mill Road, east of Richmond-Petersburg Turnpike. Tax Map 150 (1) Parcel 13, 14, and 30; Tax Map 150-3 (1) Part of Parcel 6; Tax Map 150-5 (2) Radke Valley Farms, Lots 7, 8A, 8B, and Part of Lot 2A; Tax Map 150-9 (1) Part of Parcel 6; Tax Map 150-10 (1) Parcels 1, 2, 3, and 4, and Tax Map 151 (1) Parcel 1 (Sheets 42 and 50).

Mr. Jacobson stated the Planning Commission recommended approval of this request, subject to certain conditions.

Mr. John Marling stated the recommended conditions were acceptable.

There was no opposition present.

Mr. Dodd commended staff for an expeditious and well prepared request and stated amendment to the land uses to the northeast would have to be considered at a later date as there was not sufficient time to include that matter in this request.

On motion of Mr. Dodd, seconded by Mr. Mayes, the Board approved Case 87S174, subject to the following conditions:

1. There shall be no unpainted metal buildings. Colors shall be subdued. The use of ornamental and/or decorative features, such as trim, landscaping, and surfaces composed of varied materials and/or textures, shall be encouraged. In conjunction with final site plan review, colored renderings or elevations of structures shall be submitted to the Planning Department for approval. (P)

2. All loading and outside storage areas shall be screened from view of Ruffin Mill Road. A screening plan shall be submitted to the Planning Department for approval in conjunction with final site plan review. (P)

3. All public and private roads, driveways, loading areas, and parking areas shall be paved with concrete, bituminous concrete, or similar material. Surface treated parking areas and drives shall be prohibited. Concrete curb and gutter, as deemed necessary by the Environmental Engineering Department for drainage and/or erosion control purposes, shall be installed around the perimeter of all paved areas. (P#EZ)
4. Signs shall comply with the requirements of the Special Sign District for Office Business (O) Districts. (P)

5. A twenty-five (25) foot parking setback and a fifty (50) foot building setback shall be maintained along public and private roads. Within these setbacks, landscaping consisting of trees and/or shrubs shall be installed to break up the view of large expanses of buildings and parking areas as viewed from roads. A detailed landscaping plan depicting these requirements shall be submitted to the Planning Department for review and approval in conjunction with final site plan review. (P)

6. A 100 foot buffer for Light Industrial (M-1) uses and a 200 foot buffer for General Industrial (M-2) uses shall be maintained adjacent to residentially zoned property. A fifty (50) foot buffer shall be maintained adjacent to the Swift Creek and Appomattox River floodplains. No buildings, driveways, parking, or other facilities shall be permitted within these buffers. Public roads, water related transportation facilities (i.e., docks, etc.), and utilities may be permitted generally perpendicular through these buffers upon approval by the Planning and Transportation Departments at the time of schematic plan review. At the time of schematic plan review for each individual parcel or lot which abuts the buffer, a conceptual landscaping plan shall be submitted to the Planning Department for approval. The conceptual landscaping plan shall include the general location of existing vegetation to be retained, the location of proposed vegetative screening and buffers, and extent of planting within the buffers. A detailed landscaping plan shall be submitted to the Planning Department for review and approval within ninety (90) days after rough clearing and grading of each site. In cases where substantial completion of rough grading is not complete at the date of this submission, an appropriate extension may be granted by the Planning Department. This condition may be modified by the Planning Department at the time of schematic plan review if adjacent property has been zoned for a similar use. (P)

7. The floodplains along Ashton Creek, Swift Creek, and the Appomattox River shall be maintained in a natural state and there shall be no clearing, grading, filling, or any facilities permitted within these floodplains. This condition may be modified by the Planning and Environmental Engineering Departments to permit necessary utility uses and water related transportation facilities (i.e., docks, etc.). (P)

8. The following uses shall be permitted:
   a. All Light Industrial (M-1) uses.
   b. All General Industrial (M-2) uses except sanitary sewage treatment plants and outdoor advertising signs.
   c. Public and private utility uses, so long as they require a structure to include all water, sewer, electric, gas, communications, and natural gas, liquified petroleum gas, liquified petroleum gas (LPG), and petroleum products transmission facilities; in addition, natural gas, liquified petroleum gas, and petroleum products transmission facilities above or below-ground. (P)

9. Schematic plans which conform to the conditions of zoning may be approved by the Planning Department. The decisions of the Director of Planning, relative to schematic plan review, may be appealed to the Planning Commission. (P)
10. Public water and sewer shall be used. Wells may be permitted by the Director of Utilities at the time of schematic plan review. (U)

11. All storm water conveyance systems shall have rigid linings. This condition may be modified by the Environmental Engineering Department at the time of site plan review. (E)

12. Prior to the issuance of a building permit, forty-five (45) feet of right of way, measured from the centerline of Ruffin Mill Road, shall be dedicated to and for the County of Chesterfield, free and unrestricted, but subject to existing easements of record as of the date of approval of this request. A revised centerline for Ruffin Mill Road northeast of the Fiorucci site shall be submitted to, and approved by, the Transportation Department. Forty-five (45) feet of right of way from the approved revised centerline of Ruffin Mill Road shall be dedicated to and for the County of Chesterfield, free and unrestricted, but subject to existing easements. (T)

13. Additional lane of pavement shall be provided along the entire property frontage. A phasing plan of these improvements may be submitted to the Transportation Department for approval. (T)

14. The parking setback for property adjacent to Ruffin Mill Road shall be maintained as a buffer. Other than utilities, access as approved by the Transportation Department, landscaping, and signs, there shall be no facilities permitted within this buffer. (T)

Ayes: Mr. Daniel, Mr. Mayes, Mr. Applegate and Mr. Dodd. Absent: Mrs. Girone.

Mr. John Cogbill commended staff for an outstanding job on this project.

12. ADJOURNMENT

On motion of Mr. Applegate, seconded by Mr. Dodd, the Board adjourned at 5:40 p.m. (EST) until 7:30 a.m. (EST) on December 7, 1997, at the Sheraton Park, Dr~ on Route 60 for a Legislative Breakfast meeting.

Ayes: Mr. Daniel, Mr. Mayes, Mr. Applegate and Mr. Dodd. Absent: Mrs. Girone.

______________________________  ______________________________
Lane B. Ramsey                         Harry G. Daniel
County Administrator                   Chairman

87-927
**Case Contacts**

**Applicant**
- **Applicant's Agent:**
  Kerry Hutcherson (804-516-8910)
  kerry@rudycouner.com
- **Applicant's Contact:**
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  kerry@rudycouner.com

**District Planning Commissioner**
- Gib Sloan (804-892-5633)
  sloang@chesterfield.gov

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- **Community Enhancement:** Carl Schlaudt (804-318-8674) schlaudtc@chesterfield.gov
- **Environmental Engineering:** Rebecca Rochet (804-748-1028) rochetr@chesterfield.gov
- **Fire & Emergency Medical Services:** Anthony Batten (804-717-6167) battena@chesterfield.gov
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461)
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  willie.gordon@vdot.virginia.gov
- **Utilities:** Randy Phelps (804-796-7126) phelpsc@chesterfield.gov
Mission & Service Profile

The mission of Chesterfield Fire and Emergency Medical Services (CFEMS) is to protect life, property and the environment. This requires a comprehensive portfolio of services aimed at preventing fires, mitigating the impact of fires and disasters on the community, and providing a timely and effective response when fires, medical and other emergencies occur. Community risks, population growth and demographic changes, service demands, and response times are reviewed annually and the need for additional Fire & EMS operating and capital resources in support of the department’s mission is evaluated during the county’s annual budget and 5-year Capital Improvement Plan (CIP) processes.

Community Fire Protection Capabilities Assessment

Chesterfield Fire and EMS participates in the Insurance Services Office (ISO) Public Protection Classification (PPC) program, which rates a community’s fire protection capabilities in accordance with the Fire Suppression Rating Schedule (FSRS). Using the FSRS, the ISO performs a comprehensive evaluation of a community’s fire department, water supply, emergency communications and community risk reduction efforts. The resulting score establishes a PPC rating from 1 to 10, with Class 1 being the best possible rating. Many insurance carriers reference a community’s PPC rating in establishing insurance premiums. Generally, communities with a Class 1 rating enjoy lower insurance premiums than those communities with a Class 10 rating. Chesterfield County has a current community classification of 2/2Y, however some portions are classified as 10 or 10W based on the parameters indicated below.

**Class 2** - within 5 miles of a fire station and within 1,000 feet of a fire hydrant.
**Class 2Y** – within 5 miles of a fire station but not within 1,000 feet of a fire hydrant.
**Class 10W** – within 5-7 miles of a fire station and within 1,000 feet of a fire hydrant.
**Class 10** – outside of 5 miles of a fire station and not within 1,000 feet of a fire hydrant.

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![ISO Classification Map](image_url)
Response Time Goals (Urban/Rural Zones)

Urban Zone
Fire and EMS response goal is 7 minutes from receipt of call in the Emergency Communications Center (ECC) to arrival of first responding unit. Fire and EMS facilities should be strategically located to provide 4 minutes or less travel time for the first arriving engine company at a suppression incident, and 8 minutes or less travel time for deployment of an Effective Firefighting Force (first alarm assignment) at a suppression incident.

Rural Zone
Fire and EMS response goal is 12 minutes from receipt of call in the Emergency Communications Center (ECC) to arrival of first responding unit. Fire and EMS facilities should be strategically located to provide 9 minutes or less travel time for the first arriving engine company at a suppression incident, and 13 minutes or less travel time for deployment of an Effective Firefighting Force (first alarm assignment) at a suppression incident.