

**A-1 & M-1C to R-2C**  
48.52 Acres

**M-1C to R-2C**  
5.44 Acres

**M-1C to R-2C**  
9.85 Acres



February 2004

**ZONING**  
SINGLE - FAMILY  
RESIDENTIAL  
Ref. 814-732-6992

**C-7C-04**  
Fairfield District

0 500 Feet

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulations



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

July 20, 2004

Mr. Anthony P. Renaldi  
Creighton Road Associates, LLC  
2702 N. Parham Road, Suite 202  
Richmond, VA 23294

Re: Conditional Rezoning Case C-7C-04

Dear Mr. Renaldi:

The Board of Supervisors at its meeting on July 13, 2004, granted your request to conditionally rezone property from A-1 Agricultural District and M-1C Light Industrial District (Conditional) to R-2C (15.29 ac.) and R-2AC (48.52 ac.) One Family Residence Districts (Conditional), Parcels 813-733-7603, 814-732-6992, 815-733-0010 and part of Parcel 815-733-2040, described as follows:

Beginning at a point on the north line of Creighton Road, said point being approximately 300' east of the east line of Cedar Fork Road; thence departing Creighton Road N28°05'01"W 275.77' to a point; thence S64°25'17"W 150.20' to a point; thence N28°05'01"W 291.10' to a point; thence N14°17'56"W 11.80' to a point on the south line of Brooking Meadow Drive; thence with the south line of Brooking Meadow Drive, along a curve to the right having a radius of 475', delta of 03°35'53", arc length of 29.83', tangent of 14.92' and chord of N74°24'43"E 29.82' to a point; thence continuing along said south line of Brooking Meadow Road, along a curve to the right having a radius of 325', delta of 06°22'54", arc length of 36.20', tangent of 18.12' and chord of N79°27'50"E 36.18' to a point; thence departing said south line, N07°20'43"W 50' to a point; thence along a curve to the right having a radius of 25', delta of 83°02'41", arc length of 36.24', tangent of 22.14' and chord of N55°49'16"W 33.15' to a point on the east line of Bogart Road; thence with the east line of Bogart Road, N14°17'56"W 412.84' to a point; thence continuing along the east line of Bogart Road, along a curve to the right having a radius of 275', delta of 06°49'56", arc length of 32.79', tangent of 16.42' and chord of N10°52'58"W 32.77' to a point; thence departing the east line of Bogart Road, and with the lines of Clarendon Farms Section 3, N79°46'28"E 97.92' to a point; thence S13°51'10"E 169.82' to a point; thence N79°46'28"E 98.61' to a point; thence S06°09'10"E 291.38' to a point; thence N79°46'28"E 149.87' to a point; thence N06°09'10"W 461.29' to a point; thence N00°34'51"E 949.46' to a point; thence N80°45'19"E 1364.65' to a point; thence

N36°18'40"E 44' to a point; thence departing Clarendon Farms Section 3, S36°26'47"E 1091.44' to a point; thence S53°02'19"W 260.98' to a point; thence S41°14'38"E 24.55' to a point; thence S12°32'24"W 65.88' to a point; thence S11°51'06"E 334.24' to a point on the north line of Creighton Road; thence along said north line of Creighton Road, S71°21'24"W 499.61' to a point; thence departing said north line, N46°26'26"W 613.92' to a point; thence S70°20'43"W 466.06' to a point; thence N26°46'37"W 89.04' to a point; thence S63°13'23"W 20' to a point; thence S26°46'37"E 376.64' to a point; thence S64°21'12"W 150.40' to a point; thence S26°47'04"E 60.01' to a point; thence S64°16'16"W 150.03' to a point; thence S26°46'37"E 277' to a point on the north line of Creighton Road; thence along said north line of Creighton Road, S64°21'12"W 453.73' to a point, said point being the point and place of beginning, containing 63.81 acres.

The Board of Supervisors accepted the following proffered conditions, dated June 24, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **House Types.** At least 65% of all houses constructed on the Property shall be greater than one-story.
2. **Finished Floor Area.** One story homes shall have a minimum finished floor area of 1,600 square feet. The average finished floor area of houses greater than one story shall be at least 2,300 square feet. No house greater than one story shall have less than 2,100 square feet of finished floor area.
3. **Garages.** All homes shall have at least a one-car garage; a minimum of seventy-five percent (75%) of garages shall be two-car. At least fifty percent (50%) of all garages shall be side or rear-loading. There shall be no 2 single story homes with front loading garages next to one another.
4. **Driveways.** All driveways shall have the same finish throughout the development. The finish chosen shall be either asphalt, concrete or concrete with exposed aggregate. The finish selected shall be determined at the time of the issuance of the first building permit for the development.
5. **Subdivision Entrance Feature.** Entrance from Creighton Road shall be developed in substantial accordance with the attached plan (see case file). The plan shall incorporate a boulevard-style median unless otherwise prohibited by any government agency.
6. **Landscaped Buffer along Creighton Road.** A thirty (30) foot landscaped buffer shall be provided adjacent to the ultimate right-of-way line of Creighton Road. The landscaping within the thirty (30) foot buffer shall at a minimum meet the Henrico County twenty-five (25) foot transitional buffer standards. Exceptions allowed within

the buffer area shall include utility easements, sidewalks, signage, fences, entrance roads to the project, and other purposes requested and specifically permitted or required by the Planning Commission at the time of POD approval. A decorative 3-rail PVC fence and sidewalks shall be installed in the landscape buffer along the property's entire frontage of Creighton Road in accordance with the Creighton Road Special Strategy Area Plan. All sidewalks shall be constructed using the Henrico County Department of Public Works design criteria as a *minimum standard*.

7. **Chimney and Bay Windows**. No chimneys, gas vent fireplaces or bay windows shall be cantilevered. The exposed portions of all fireplace chimneys shall be brick, stone, E.F.I.S. or a material similar to the exterior treatment of the dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundation.
8. **Foundation**. All foundations shall be constructed of brick or stone. All homes shall be built on crawl space foundations.
9. **Access**. There shall be no direct access to Creighton Road from any lot.
10. **Curb and Gutter**. Standard six (6) inch curb and gutter meeting Henrico County requirements will be provided within the subdivision.
11. **Architecture**. Houses constructed on the Property shall have an exterior architectural style generally consistent with the exterior elevation plans and floor area plans included herein (see case file). Modifications to any approved elevation shall be reviewed by the Henrico County Director of Planning for conformity with the overall design features in the project. There shall not be more than two (2) homes with the same elevation next to one another. All houses shall be traditional or colonial design and at least 30% of the homes shall include covered front porches. All front stoops and porches exclusive of country porches shall be constructed of brick and concrete with brick steps. Country porches will be constructed on brick piers with lattice screening to grade. Any side façade facing a street right of way shall have at least two (2) windows except when the side façade includes a side loading garage.
12. **Exterior Finishes**. The exterior of all dwellings shall be constructed with brick, stone, vinyl, hardiplank or an equivalent or other material approved by the Director of Planning, but not masonite siding or block. All trim shall be low maintenance vinyl or other low maintenance material. A minimum of 50% of houses on the Property shall have a minimum of fifty percent (50%) brick or stone on the front of each home, excluding windows, doors, and architectural design features, unless an equivalent material is requested and specifically approved by the Director of Planning.

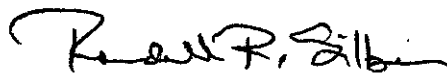
13. **Mail Boxes**. The developer, or its assigns, shall install a standard metal mail box with supporting post as depicted on Exhibit C (see case file) on each improved lot in the subdivision.
14. **Density**. The total number of single family lots shall not exceed 120.
15. **Underground Utilities**. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
16. **Lot Width**. All lots shall be at least ninety (90) feet in width, as measured at the building setback line.
17. **Trees**. A minimum of two (2) trees measuring a minimum of 2.5" in caliper shall be retained or planted in the front of each lot. Corner lots shall include a total of four (4) trees in the front and side yards.
18. **Landscaping**. Each home shall have prototypical planting (shrubs and/or ornamental ground cover) along the front foundation. The developer or his designee shall submit foundation planting plans for dwellings at the time of subdivision review for approval. Foundation planting plans shall be included with the building permit applications and shall be installed or bonded prior to the issuances of certificates of occupancy of the homes.
19. **Sod and Irrigation**. Sod and irrigation shall be installed within the front yards of each lot from the curb to the front line of the house.
20. **Protective Covenants**. Prior to or concurrent with the recordation of the first subdivision plat or Plan of Development approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat or Plan of Development (other than for the dedication of easements, roads or utilities), a document shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of such portions of the Property.
21. **Severance**. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.
22. **Conceptual Plan**. The site shall be developed in substantial conformance with the Conceptual Plan titled "Hillcrest Farms Conceptual Plan" prepared by Bay Design Group, dated December 17, 2003, last revised May 21, 2004 (see case file) which layout plan is conceptual in nature and may vary in detail. Modifications to the conceptual plan shall be reviewed by the Henrico County Director of Planning for

conformity with the overall design of the project. The conceptual plan shall include provisions for at least two future right-of-way extensions to access adjacent properties to the south and east of the subject parcels; removal of the existing driveway serving Tax Parcel 813-732-3377 to be replaced by a new access point per agreement with adjacent owners; and land to be dedicated between lots 3 and 4 to Parcel 813-732-4255 to provide public road frontage. The conceptual plan shall also include recreational areas and amenities to include but not be limited to picnic tables, benches and trash receptacles.

23. **Cumulative Count**. Upon the request of the County of Henrico, the developer or his designee shall provide a cumulative count of the homes and their designated finished floor area, garage style, architectural style and exterior finish to ensure the conditions to proffers 1, 2, 3, 11, and 12 are being met.
24. **Roads**. All roads in the subdivision shall be constructed to standards set forth by the Henrico County Department of Public Works.
25. **Existing Pond**. The developer shall perform a professional evaluation, as per specifications of the Director of Public Works, of the existing dam and pond. Any improvements to the existing pond and dam, deemed necessary by this evaluation, shall be completed prior to the issuance of the first certificate of occupancy for any house constructed on the Property.
26. **Pond Aeration**. The pond shall be aerated to standards satisfactory to the Director of Planning and the Director of Public Works.
27. **Common Area Landscaping**. If after final engineering and design it is determined the proposed Common Area adjacent to Creighton Road and Lot 65 does not contain adequate vegetation, a landscaping plan shall be submitted for the Area to ensure adequate vegetation. The Director of Planning shall determine the necessity of plantings and shall have final approval of landscaping plan submitted by developer.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



 Virgil R. Hazelett, P.E.  
County Manager

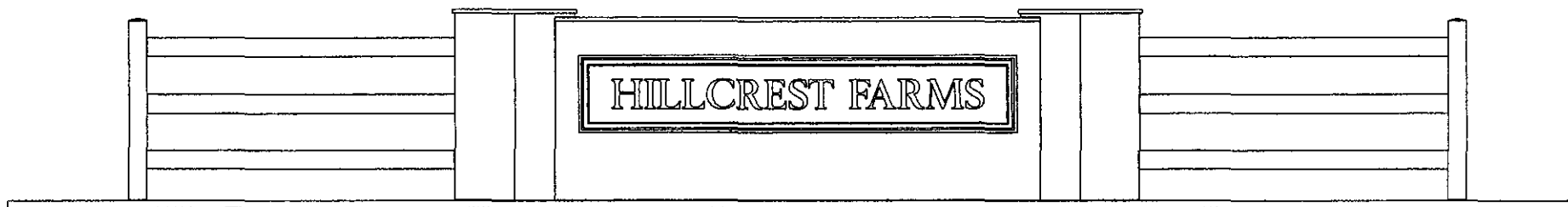
Mr. Anthony P. Renaldi

July 20, 2004

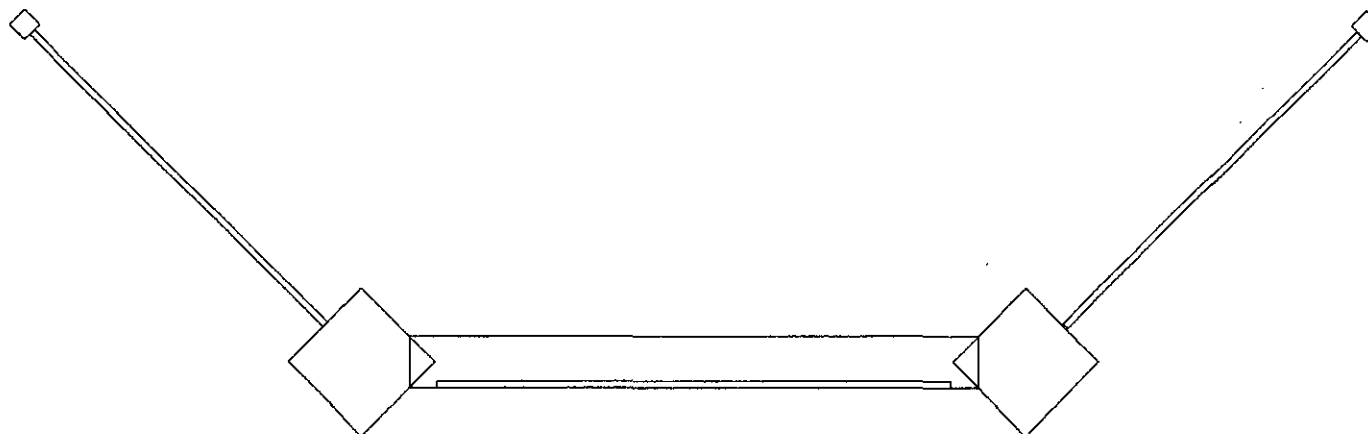
Page 6

pc: Mr. Harvey Diehr  
Mr. Riley and Mrs. Helen Lowe  
Ms. Barbara A. Moss  
Mr. Larry Horton  
Director, Real Estate Assessment  
Conditional Zoning Index  
Dr. Penny Blumenthal – Director, Research and Planning

FRONT ELEVATION

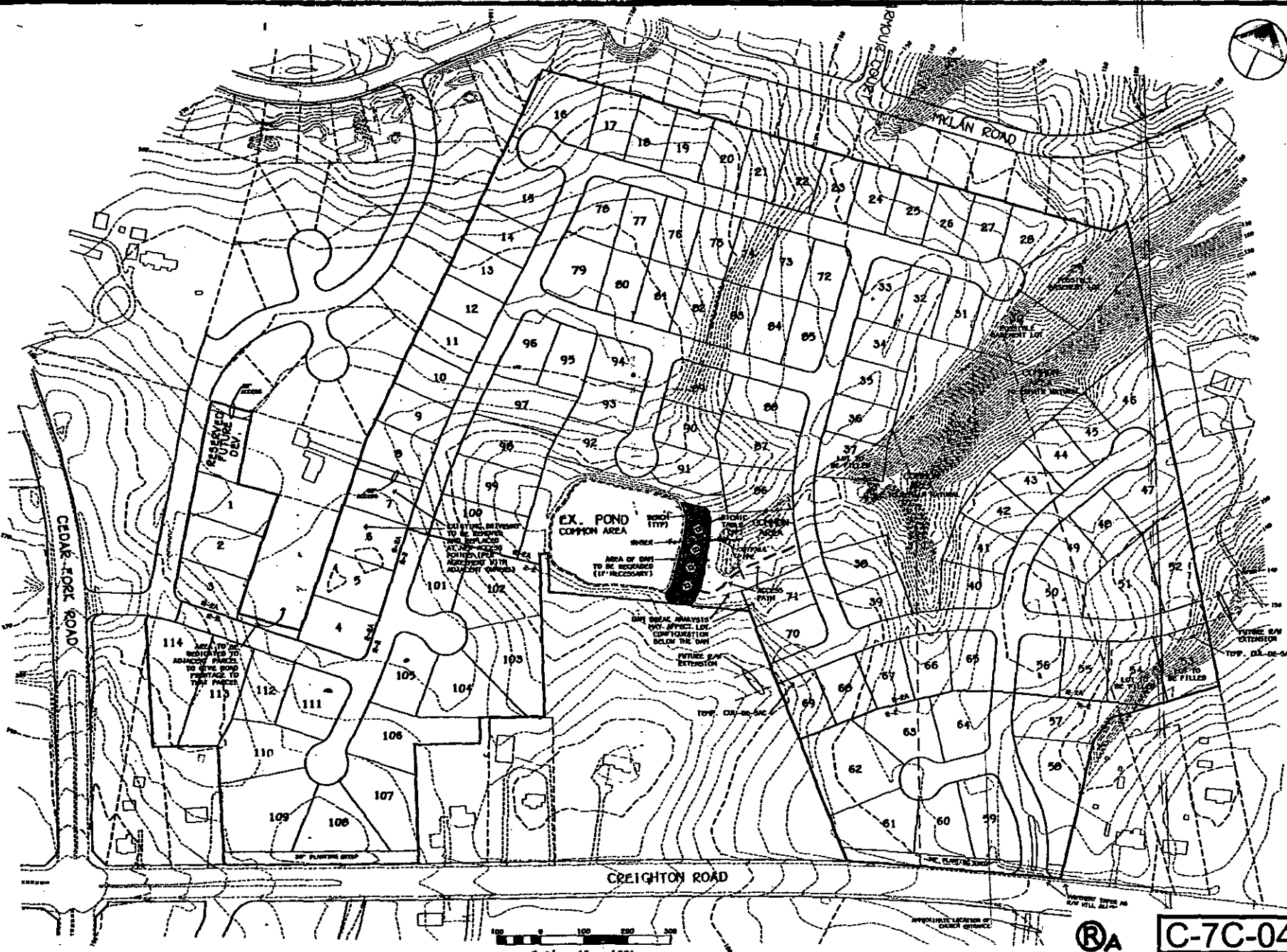


TOP VIEW



**EXHIBIT A1**  
**C-7C-04**





JOB NO. 032581

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FILED: 032581B

DESIGNED: DJ

CHECKED:

DATE: DEC. 17, 2003

REVISED: FEB. 23, 2004 (COUNTY COMMENTS)

REVISED: MAR. 25, 2004 (ALAN SCHWENKER)

REVISED: MAY 18, 2004 (COUNTY COMMENTS)

REVISED: MAY 21, 2004 (COUNTY COMMENTS)

**BAY**  
Design Group  
Engineering Surveying & Land Planning

**PROJECT OFFICE:**  
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FAX: (703) 299-1007

**OTHER OFFICES:**  
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P.O. BOX 200, HERRICK VA 22044  
TEL: (703) 299-1000  
FAX: (703) 299-1000

**REVISIONS:**  
2003 APPROX. 10% L.O.C. CONTOUR LINE BELOW THE DAM  
2004 APPROX. 10% L.O.C. CONTOUR LINE BELOW THE DAM  
2004 APPROX. 10% L.O.C. CONTOUR LINE BELOW THE DAM

PROJECT: Hillcrest Farms  
Single Family Residential  
Fairfield District  
Henrico County, Virginia

SHEET: Conceptual Plan

SHEET NO: C1

JOB NO. 032581

® RA C-7C-04