

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

C-62C-05 Zoning

Age Restricted Single-Family Residential

Varina District

400 Feet

PS August 2005 Ref: 832-718-1235



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

April 18, 2006

Mary Street Associates
c/o Mr. Carter Chinnis
5616 Patterson Avenue
Richmond, VA 23226

Re: Conditional Rezoning Case C-62C-05

Dear Mr. Chinnis:

The Board of Supervisors at its meeting on April 11, 2006, granted your request to conditionally rezone property from R-4 One Family Residential District, C-1 Conservation District and M-1C Light Industrial District (Conditional) to R-5AC General Residence District (Conditional), on Parcels 832-719-2212 and 832-718-1235, described as follows:

Beginning at a point on the south line of Meadow Road, said point being 0.7± mile east of Route 156; thence with the south line of Meadow Road S 53°02'33" E for 312.09' to a point; thence leaving Meadow Road S 10°10'10" W for 457.50' to a point; thence S 73°09'50" E for 292.30' to a point; thence 17°28'40" W for 984.57' to a point on the north line of Southern Railroad; thence along the north line of Southern Railroad N 72°57'00" W for 966'± to a point in Broad Water Creek; thence along Broad Water Creek for 1390'± to a point; thence along a curve to the left having a radius of 200.00' and a length of 145'± to a point; thence N 18°02'18" E for 232.27' to the point of beginning and containing 23.6± acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated April 11, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **General Development.** Development of the Property shall be comparable to the Concept Plan (see case file) by Koontz-Bryant dated March 1, 2006 entitled "Carter's Green Concept Plan."
2. **Age restriction.** Except as otherwise prohibited by the Virginia Fair Housing Law, as it may be amended, the federal Fair Housing Law and such other applicable federal, state, or local legal requirements, residential development

on the property shall be restricted to "housing for persons 55 years of age or older" as defined in the Virginia Fair Housing Law.

3. **Construction Materials.** The dwellings shall be constructed of brick, vinyl, hardiplank, dryvit, stone, or other permanent building material approved by the Planning Commission at the time of tentative subdivision approval. Not less than thirty-three (33) percent of the units shall have partial brick fronts. Partial brick shall mean no less than one-third of the front elevation, excluding the foundation, shall be brick.
4. **Fireplace Chimneys.** The exposed portion of a chimney shall be constructed of brick or stone. The exposed portion of a flue for a direct-vent gas fireplace shall be constructed of the same material used on the adjacent facade and shall be built on a foundation that is constructed of the same material that is used on the adjacent foundation. There shall be no cantilevered features including, but not limited to, bay windows and chimneys.
5. **Home Design.** No more than two dwellings in a row shall be identical. House elevations shall resemble those shown on Exhibits "A," "B," "C," and "D" (see case file) which offer a variety of housing options. House detail elements shall vary by architectural design, but shall include gabled roofs, decorative window shutters on fronts, attached and detached garages, and front porches.
6. **Parking and Garages.** If a front driveway is provided, the driveway shall be paved. Not less than ninety-three (93) percent of the units shall have a garage, either attached or detached. Detached garages shall be at the rear of the lots or located in compliance with Henrico County requirements.
7. **House foundations.** All exposed foundations shall be brick or stone. If brick, the foundation shall have a minimum of seven (7) courses.
8. **Street trees.** Street trees shall be provided as depicted on the "Concept Plan" (see case file) by Koontz-Bryant and dated March 1, 2006 unless revisions to this plan are specifically requested or permitted by the Planning Commission during Plan of Development and/or subdivision review and approval.
9. **Homeowners' Association.** A Homeowners' Association shall be established to manage the bylaws of the development, the bylaws of the age restricted community and maintenance of the common areas.
10. **Number of lots.** The maximum number of lots shall be 48.

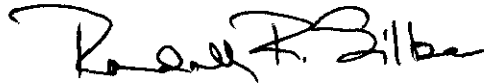
11. **Front Porches.** Not less than seventy-five percent (75%) of the units shall have front porches. Porches shall have a minimum depth of five (5) feet.
12. **Entrance Features.** Two front entrance features, one on either side of the access drive, shall be provided and shall resemble the sketch shown in Exhibit "E" (see case file) prepared by Koontz-Bryant. The entrance features shall include brick columns, metal railing, identifying signage, and landscaping.
13. **Pocket Park.** At least one community pocket park shall be provided and may include a gazebo-type structure. The park shall include benches, an access path, and landscape treatment. The park shall be located in a community area that is easily accessible for the majority of the homeowners. The pocket park shall be maintained by the Homeowners' Association.
14. **Alley system.** An alley system shall be provided in the location depicted on the conceptual plan (see case file) by Koontz-Bryant and dated March 1, 2006. The alley system shall be designed in compliance with Henrico County standards and maintained by the Homeowners' Association.
15. **Railroad Buffer.** A thirty-five (35) foot landscape buffer shall be provided from the property line in the area adjacent to the railroad track. The landscape buffer shall be planted in compliance with Transitional Buffer 35 found in the Henrico County Landscape Manual. In some locations, the buffer shall be a part of the rear lot areas.
16. **Landscape Buffer.** A landscape buffer of not less than twenty (20) feet shall be provided on the east and west side of the property. In some locations, the buffer shall be part of the rear lot areas.
17. **House square footage.** Housing units shall have a minimum finished floor area of 1,300 square feet.
18. **Streets.** Community streets for the development shall be public and designed to the Henrico County Design Standards.
19. **C-1 Zoning.** The applicant shall file an application for C-1 zoning for the areas within the Property that area within the 100-year floodplain, unless such areas are needed for roads, access ways, or other purposes approved or required by the Planning Commission or any other governmental body or official prior to final subdivision approval.
20. **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.

21. **Sound Suppression:** Rear exterior walls of dwellings adjacent to the railroad right-of-way shall have a minimum sound transmission coefficient rating of 55. A cross sectional detail, reviewed and approved by a certified architect or engineer, as to the methodology accomplishing the sound coefficient rating shall be included in the building permit application.

The Planning Department 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,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett".

for Virgil R. Hazelett, P.E.
County Manager

pc: Mr. Jimmy Shepherd, Koontz-Bryant
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning



ENTRANCE FEATURE

SITE TABULATION:

SITE AREA: 23.6 AC +/-
EXISTING ZONING: M-1, R-4
PROPOSED ZONING: R-5A
PROPOSED USE: SINGLE FAMILY

REQUIRED LOT SIZE: 5,625 SF.
TYPICAL LOT SIZE: 6,600 SF.
(55' X 120')

SET BACK REQUIREMENTS:
ZERO LOT LINE:
20' SIDE (OPPOSITE ZERO LOT LINE)
25' FRONT (FROM STREET)
15' FRONT (FROM SIDEWALK)
35' REAR



CONCEPT SKETCH DISCLAIMER

THE INFORMATION PROVIDED HEREON IS FOR CONCEPTUAL PURPOSES ONLY, AND IS BASED ON CURRENT REGULATIONS AND EXISTING INFORMATION AVAILABLE. DETAILED PLANNING, ENGINEERING AND SURVEYING MUST BE COMPLETED DURING THE NORMAL PLAN PREPARATION PROCESS AND ALL JURISDICTIONAL APPROVALS MUST BE OBTAINED. THE CONCEPTUAL INFORMATION SHOWN HEREON IS SUBJECT TO CHANGE AS THE PROJECT PROCEEDS THROUGH THESE PROCESSES. THEREFORE, ALL INFORMATION CONTAINED HEREON MUST BE UTILIZED FOR CONCEPTUAL PURPOSES ONLY.

C-62C-05
030806

CARTER'S GREEN

VARINA DISTRICT HENRICO COUNTY, VIRGINIA

CONCEPT PLAN



KOONTZ-BRYANT, P.C.
Site Solutions from Concept to Construction
1703 NORTH PARHAM ROAD, SUITE 202
RICHMOND, VIRGINIA 23229
(804) 740-9200 FAX (804) 740-7338
kbpc@koontzbryant.com

DESIGNED: JFS
DRAWN: JFS
CHECKED: RHF

REVISIONS:





HOUSING TYPES

CARTER'S GREEN WILL BE AN AGE RESTRICTED COMMUNITY IN THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT STYLE. LOTS WILL MEASURE ON THE AVERAGE OF 50' X 120' OR 6,000 S.F. COMMUNITY AMENITIES WILL INCLUDE STREET TREES, WALKING TRAILS AND SPECIAL LANDSCAPE FEATURES.

EMPHASIS WILL BE PLACE ON THE TRADITIONAL STYLE ARCHITECTURE WITH HIGH QUALITY BUILDING MATERIALS. MOST HOUSES WILL HAVE FRONT PORCHES AND GARAGES. GARAGES WILL BE DETACHED, RECESSED OR SIDE LOADED. MOST HOUSES WILL HAVE A FIRST FLOOR MASTER BEDROOM. THERE WILL BE A VARIETY OF HOUSING PRODUCTS AND STYLES.



Disclaimer:
These housing examples are for illustrative purposes only. House size may need to be adjusted to accommodate lot size and physical conditions.

EXHIBIT A

REVISIONS:

DESIGNED: JFS
DRAWN: JFS
CHECKED: RHF

KOONTZ-BRYANT, P.C.
Site Solutions from Concept to Construction
1703 NORTH PARKWAY ROAD, SUITE 202
RICHMOND, VIRGINIA 23229
(804) 740-6200 FAX (804) 740-7338
kboo@koontzbryant.com



CARTER'S GREEN
HENRICO COUNTY, VIRGINIA

HOUSING TYPES - EXHIBIT A

DATE:
DEC. 7, 2005

SCALE:
1"= NO SCALE

JN:
4504

C-62C-05

030806



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EXHIBIT B

REVISIONS:

DESIGNED: JFS
DRAWN: JFS
CHECKED: RHF

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RICHMOND, VIRGINIA 23229
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kbp@koontzbryant.com



CARTER'S GREEN
HENRICO COUNTY, VIRGINIA

HOUSING TYPES - EXHIBIT B

DATE:
DEC. 7, 2005

SCALE:
1" = NO SCALE

JN:
4504

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EXHIBIT C

REVISIONS:

DESIGNED: JFS

DRAWN: JFS

CHECKED: RHP

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CARTER'S GREEN
HENRICO COUNTY, VIRGINIA

HOUSING TYPES - EXHIBIT C

DATE:
DEC. 7, 2005

SCALE:
1"= NO SCALE

JN:
4504

HT

C-62C-05

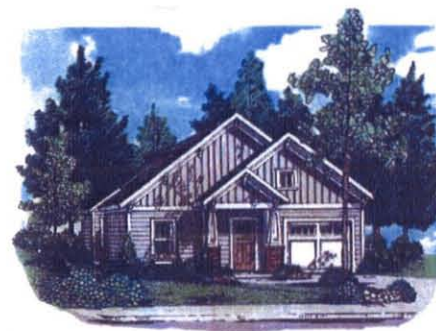
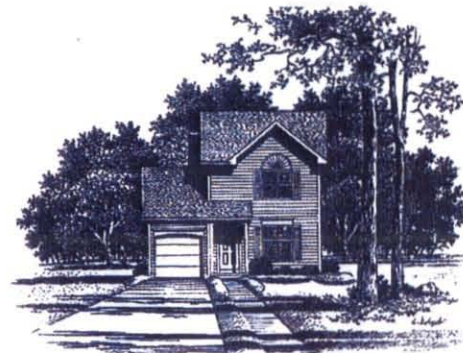
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EXHIBIT D

REVISIONS:

DESIGNED: JFS

DRAWN: JFS

CHECKED: RHP

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CARTER'S GREEN
HENRICO COUNTY, VIRGINIA

HOUSING TYPES - EXHIBIT D

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