



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

June 19, 2018

LandOne, LLC
P.O. Box 17971
Richmond, VA 23226

Re: Rezoning Case REZ2018-00023

Dear Sirs:

The Board of Supervisors at its meeting on June 12, 2018, approved your request to conditionally rezone from R-5C General Residence District (Conditional) and B-2C Business District (Conditional) to R-5C General Residence District (Conditional) Parcel 804-737-7961 and part of Parcel 804-736-0481 containing 20.58 acres located on the north line of Neale Street approximately 312' east of its intersection with Mechanicsville Turnpike (U.S. Route 360), described as follows:

Beginning at a point (P.O.B.) on the northern line of Neale Street, 917' ± East of the Eastern line of Mechanicsville Turnpike; thence N 65°18'43" W 628.18'; thence N 06°25'49" E 130.84'; thence N 03°00'00" E 134.00'; thence N 36°00'00" E 200.00'; thence N 06°00'00" E 106.00'; thence N 62°51'51" E 51.65'; thence N 77°00'00" E 33.00'; thence N 52°00'00" E 84.00'; thence N 53°00'00" E 119.00'; thence N 77°00'00" E 121.00'; thence N 60°00'00" E 39.00'; thence S 86°00'00" E 89.00'; thence N 63°00'00" E 100.00'; thence N 55°00'00" E 182.00'; thence N 26°00'00" E 327.00'; thence N 66°00'00" E 124.00'; thence N 81°11'28" E 379.72'; thence S 59°11'27" E 277.80'; thence S 29°14'59" W 543.95'; thence N 60°45'36" W 169.91'; thence N 72°24'39" W 177.98'; thence S 05°34'34" W 128.23'; thence along a curve to the right with a radius of 342.18' and a length of 92.20'; thence S 88°30'53" W 23.95'; thence along a curve to the right with a radius of 320.18' and length of 11.38'; thence S 24°41'28" W 10.81'; thence S 88°30'53" W 535.93'; thence S 28°39'59" W 234.19'; thence S 61°20'00" E 371.30'; thence S 24°41'17" W 467.76' to the point and place of beginning and containing 20.58 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated April 18, 2018, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

The following proffers apply to this case:

The Proffers from Case C-11C-09 shall apply to the entirety of the Property rezoned herein, other than as amended as follows:

1. Proffer 1 of Case C-11C-09 shall be deleted in its entirety and the following inserted in its place:

Conceptual Layout. The development of the property shall be comparable to that shown on the plan entitled "GROVE POINT TOWNHOMES, FAIRFIELD DISTRICT, HENRICO COUNTY, VIRGINIA, COLOR PLAN", dated February 14, 2018, prepared by the Bay Companies, and attached as Exhibit 1 (see case file), (the "Conceptual Plan"). Sidewalks and the boulevard entrance shall be located as generally illustrated on the Conceptual Plan. All landscaping and grassed areas shall be irrigated.

2. Proffer 2 of Case C-11C-09 shall be deleted in its entirety and the following inserted in its place:

Construction. No Construction traffic for the development of the subject Property shall be permitted to use Orchard Glen Drive and the construction entrance shall be located on Neale Street, unless otherwise approved at the time of Plan of Development approval. The hours of exterior construction activities, including operation of bulldozers and other earthmoving equipment shall be permitted only between 7:00 a.m. and 7:00 p.m. Monday through Friday and 7:30 a.m. and 5:00 p.m. on Saturdays, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours and utility connections. Signs, in both English and Spanish, stating the above-referenced provisions, shall be posted and maintained at all construction entrances to the Property prior to any land disturbance activities thereon.

3. Proffer 3 of Case C-11C-09 shall be deleted in its entirety and the following inserted in its place:

Entrances. The entrance to the property from Neale Street shall be a boulevard entrance complemented with landscaping and a brick, stone or stucco monument entrance feature as generally shown on "SCHEMATIC AMENITY PLAN, GROVE POINT, HENRICO COUNTY, VIRGINIA", dated February 28, 2018, prepared by HG design studio, and attached as Exhibit 2 (see case file). Prior to the issuance of a certificate of occupancy permit for the 82nd dwelling unit constructed on the Property, if requested and approved by the County at the time of subdivision approval, an emergency access entrance road from Orchard Glen Drive, as an alternative to a public road entrance, shall be constructed to the below specifications in the location shown on the Concept Plan (the "Emergency Access Road"). The Emergency Access Road shall be paved with asphalt at a width of 12 feet, and have posts and chains or gates with locks on each end as required by the County. No vehicular traffic shall be permitted to use the Emergency Access Road other than public emergency vehicles.

Proffer 16 of Case C-11C-09 shall be deleted in its entirety and the following inserted in its place:

Minimum Square Footage and Density. The square footage requirements shall be a minimum of 1,280 square feet of finished floor area for each dwelling unit. The maximum density shall be no more than 95 units.

4. Proffer 17 of Case C-11C-09 shall be deleted in its entirety and the following inserted in its place:

Buffer Adjacent to the Chickahominy National Battlefield. There shall be a fifty (50) foot buffer adjoining the perimeter of the Chickahominy National Battlefield. To the extent possible, as determined at the time of Plan of Development review, trees shall be preserved within the buffer area to meet the Henrico County fifty (50) foot transitional buffer requirements for a natural landscaped buffer except to the extent necessary for grading, utility easements, storm sewer, (which utility easement shall be generally perpendicular to the affected buffer area) or other purposes if requested and specifically permitted or if required by the Planning Commission at the time of Plan of Development review. Fencing in the location, manner and style shall be provided within, near or along the buffer as approved at the time of Plan of Development review.

5. References to "Exhibit C-1 and C-2 Elevation" of Case C-11C-09 shall be deleted in its entirety and replaced with Exhibit 3 (4 pages), (see case file).

6. Proffer 20(a) of Case C-11C-09 shall be deleted in its entirety and the following inserted in its place:

At least 35% of the front elevation of any multi-unit building will include brick or stone. A confirmation of the building material percentages, for all buildings in the development, shall be provided at the time of each building permit, or at the request of the Director of Planning.

7. Proffer 20(k) of Case C-11C-09 shall be deleted in its entirety and the following inserted in its place:

A minimum of ten (10) percent of the units shall have a garage.

8. Proffer 20(l) of Case C-11C-09 shall be deleted in its entirety.
9. Proffer 21 of Case C-11C-09 shall be deleted in its entirety and the following inserted in its place:

Amenities. Amenities shall include pocket parks, a pavilion and walking trails to provide project connectivity.

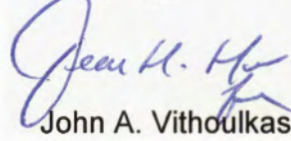
10. Proffer 26 of Case C-11C-09 shall be deleted in its entirety and the following inserted in its place:

Trash. There shall be no central trash receptacles.

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The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoulkas
County Manager

pc: Reality 1, LLC
Andrew M. Condlin, Esquire
Director, Real Estate Assessment
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools

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OF THE BAY COMPANIES INC.
AND IS NOT TO BE REPRODUCED
OR USED FOR ANY PROJECT IN
WHOLE OR IN PART WITHOUT
EXPRESS WRITTEN PERMISSION.

FILED:
18009 concept plans

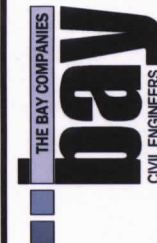
DATE: _____

February 14, 2018

REVISED:

REVISÉ:

REVISÉ:



8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061

PROJECT:

Grove Point Townhomes

Fairfield District
Henrico County, Virginia

SHEET:

Color
Plan

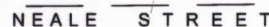
SHEET NO:

C2

JOB NO. 18009



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EXHIBIT
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