

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



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

John A. Vithoukas  
County Manager

September 21, 2021

W.D. Godsey, President  
Godsey Properties, Inc.  
2461 Charles City Road  
Richmond, Virginia 23231

RE: Rezoning Case REZ2021-00005

Dear Mr. Godsey:

The Board of Supervisors at its meeting on September 14, 2021, approved your application to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 804-726-5470 and 804-726-5470.001 containing 120.4 acres located on the north line of Creighton Road at its intersection with Gordon Lane (Glenwood Golf Club), described as follows:

Beginning at a point on north line of Creighton Road, said point being at the intersection of the western line of Beck Drive and the northern line of Creighton Road, labeled "P.O.B." and more particularly described as follows:

Thence N17°46'40"E 1,014.00'; Thence N16°51'40"E 985.62'; Thence N74°04'20"W 27.92'; Thence N19°23'40" E 398.75'; Thence S76°56'20"E 745.18'; Thence along a curve to the left with radius 1,930.08' and a length of 942.67'; Thence S85°02'20"E 88.26'; Thence N75°05'40"E 600.38'; Thence S60°05'20"E 340.36'; Thence S2°22'50"E 371.11'; Thence S36°33'40"W 252.28'; Thence S39°49'12"W 393.34'; Thence S38°33'42"W 388.44'; Thence N51°26'18"W 3.04'; Thence S37°24'57"W 51.95'; Thence S38°33'42"W 199.97'; Thence N51°26'18"W 24.00"; Thence S38°33'42"W 125.00'; Thence S51°26'18" E 24.00'; Thence S38°33'42"W 138.01'; Thence along a curve to the right with a radius 1257.32' and a length of 19.31'; Thence S50°33'31" E 2.10'; Thence along a curve to the right with a radius of 1,259.32', and a length of 365.58'; Thence along a curve to the right with a radius of 1,62.50' and a length of 495.37'; Thence S80°29'21"W 26.58'; thence S9°30'39" E 7.46'; Thence S80°43'40"W 1,295.60'; Thence S83°14'40"W 142.12'; Thence N17°46'40" E 181.90'; Thence S83°14'40"W 247.36' to the point and place of beginning and containing 120.4 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated July 19, 2021, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Concept Plan.** The Property shall be developed in general conformance with the concept plans (5 sheets) entitled "Glenwood, Fairfield District , Henrico County, Virginia, Overall Plan, SHEET NO. C1", "Glenwood, Fairfield District, Henrico County, Virginia, Layout Plan (West) , SHEET NO. C2" , "Glenwood, Fairfield District, Henrico County, Virginia , Layout Plan (East) , SHEET NO. C3", "Glenwood, Fairfield District, Henrico County , Virginia, Details, SHEET NO. C4", and "Glenwood, Fairfield District, Henrico County , Virginia , Details, SHEET NO. C5", each prepared by the Bay Companies and dated May 6, 2021, last revised June 24, 2021 (see case file) and attached hereto (collectively , the "Concept Plan " ). The exact locations , footprints , configurations , size, and details of the lots, drives, roads, buildings and other improvements shown on the Concept Plan are illustrative and are subject to change and may be updated from time to time as required for final engineering design, compliance with governmental regulations or as otherwise approved at the time of subdivision or plan of development review of the Property.
  
2. **Buffer Requirements.**
  - a. **Overall.** Any buffer within the Property required herein shall be natural and landscaped, including supplemental plantings, signage, berms and other purposes as approved at the time of landscape plan re view. Roads, sidewalks, utility easements (including drainage), common owned fencing/walls adjacent to any roads or drives, and signage shall be permitted within such buffer ; provided, any such road or utility easements shall be extended generally perpendicular through such buffer unless otherwise approved at the time of subdivision or plan of development review. All buffers, whether in common area or a lot , shall be maintained by the Association.
  
  - b. **Twenty-Five Foot Buffer.** The area shown on the Concept Plan as "25' BUFFER" shall be a minimum twenty-five (25) foot natural and landscaped buffer and planted at a minimum to the level of a transitional buffer 25. Such buffer along Creighton Road shall include a berm a minimum of 4' in height, with landscaping on top, as approved at the time of subdivision or plan of development review.
  
  - c. **Ten Foot Buffer.** The area shown on the Concept Plan as "10' BUFFER" shall be a minimum ten (10) foot natural and landscaped buffer and planted at a minimum to the level of a transitional buffer 10. Such buffer shall be located in common area and not within a lot.

3. **Street Trees.** Street trees, a minimum caliper of 2 ½ inches at the time of planting, shall be planted along any street or on a lot adjoining the public right-of-way within the Property, at intervals of not more than 40 feet on center, unless otherwise approved at the time of subdivision or plan of development review. A conceptual landscape plan shall be developed and submitted for review and approval at the time of subdivision or plan of development review . Every lot with a dwelling unit shall have a minimum of one such tree planted in the front yard.
4. **Specimen Trees.** Any trees with a minimum caliper of 72 inches at the time of subdivision review located in the common areas shall be identified on the subdivision plat and best efforts will be made to preserve such trees.
5. **Underground Utility Lines.** All utility lines on the Property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetlands areas, and utility lines required to be above ground by the utility company.
6. **Best Management Practices.** Best Management Practice structures shall be located outside of any landscaped buffer within the Property, except as a landscaping amenity or water related feature, or unless approved at the time of subdivision or plan of development review. Any wet pond best management practice structures shall include an aeration feature to move water within such structure.
7. **Protective Covenants.** Prior to or concurrent with the recordation of the initial subdivision plat approved for the Property, a document setting forth covenants (the "Covenants") shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia (the "County"), setting forth controls on the development and maintenance of the Property and establishing one or more owners' associations (the "Association"). All common amenities and common areas shall be maintained by the Association for the benefit of the owners, residents, tenants and their guests. Any fencing located in the rear yard of any lot located along Creighton Road shall be subject to Association approval and any such fencing shall be consistent in style, material and color for all such lots and be of an earth tone color (not white).
8. **Common Amenities.** Common amenities, including pedestrian areas, trails, walks, pavilions, grilling stations, benches, pedestrian bridges, and other amenities shall be provided throughout the development to provide pedestrian connectivity and common areas throughout the entire project, at a minimum as generally shown on the Concept Plan. A pedestrian and amenity phasing plan shall be submitted for review and approval as part of the first subdivision or plan of development request for the Property. This plan shall include the design,



material and location of pedestrian elements. Trails/walks within the Property shall be constructed of concrete, exposed aggregate concrete, asphalt, stone, pavers, or brick or soft surfaces such as pea gravel, boardwalks, crushed gravel, loose stone, stone dust or other material approved at the time of subdivision or plan of development review or required by any governmental entity. Common amenities shall be designed to include amenities that add high visual interest, such as, but not limited to: benches; landscaped areas; plantings; bike racks; and other pedestrian elements. Decorative pedestrian-style lighting, a minimum of four feet in height, shall be placed at a distance of no greater than 150 linear feet between such lights, unless otherwise approved or requested by the Director of Planning along the trails shown on the Concept Plan (a) connecting the pavilions, as shown on the Concept Plan as "PEDESTRIAN PATH LIGHT (TYP)", and (b) running from the northern boundary line of the Property adjacent to Hidden Creek Park to the southern boundary line of the Property adjoining Creighton Road. The Association shall be responsible for the maintenance of all such amenities, including, without limitation, any trails.

9. **C-1 Conservation District.** Prior to filing the final subdivision plan, the Owner/Applicant shall apply to rezone such portions of the Property situated within the 100-year floodplain/special flood hazard area to a C-1 Conservation District. The location and limits of such portions of the Property shall be established by definitive surveys approved by the Department of Public Works.
10. **Hours of Construction.** The hours of exterior construction (such as earth moving, grading or land clearing activities) including operation of bulldozers and other earthmoving equipment, shall be between 7:00 a.m. and 7:00 p.m. (or dusk, whichever occurs first), Monday through Friday, and 8:00 a.m. and 7:00 p.m. (or dusk, whichever occurs first) on Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections. Signs, in both English and Spanish, stating the above referenced provisions shall be posted and maintained at all entrances to the Property prior to any land disturbances activities thereon.
11. **Elevations/ Architecture/Conceptual Site Plan.**

- a. Applicable to all dwellings:
  - i. Various design elements will be incorporated to provide variety among individual units including, but not limited, to the following:
    1. varying colors of brick, brick accents, and stone (including, but not limited to, keystones, soldier courses and accent coloring different from any main brick or stone coloring);
    2. varying colors of siding, and varying window designs; and

3. no two dwellings adjoining each other side by side or directly across or diagonally across the street from each other shall be identical in exterior architectural features and colors
    - ii. The exterior walls of all dwellings shall be constructed with brick, stone, dryvit, high-grade vinyl (a minimum of 0.046" nominal thickness as evidenced by manufacturer's printed literature), hardiplank or an equivalent, a combination thereof or such other materials approved by the Director of Planning.
    - iii. At least sixty-five percent (65%) of the dwellings shall have front elevations constructed with a minimum of thirty percent (30%) brick or stone.
    - iv. At least thirty percent (30%) of the dwellings shall have covered front porches.
    - v. All trim shall be of a low maintenance material.
    - vi. All front steps shall be constructed of brick, concrete or such similar maintenance free material as approved by the County.
    - vii. Any side facade facing a street right of way shall have at least two (2) windows unless it has a side entry garage and then it will have at least one (1) window.
  - b. Development of dwellings located on lots shown on Sheet C2 of the Concept Plan ("Western Lots") shall be similar to the architectural appearance shown on the renderings on Exhibit B, dated June 30, 2021 (see case file), unless otherwise requested and specifically approved at the time of subdivision or plan of development review or later by the Director of Planning.
  - c. Development of dwellings located on lots shown on Sheet C3 of the Concept Plan ("Eastern Lots ") shall be similar to the architectural appearance shown on the renderings on Exhibit C, dated June 30, 2021 (see case file), unless otherwise requested and specifically approved at the time of subdivision or plan of development review or later by the Director of Planning . All gables over garages will have a window, consistent with the renderings show on Exhibit D.
12. **Density.** There shall be no more than 290 single family detached dwelling units developed on the Property. At least 60% of the lots shall have a lot width of 70 feet or greater, at least 50% of the lots shall have a lot area of at least 9,500 square feet. No lot shall be less than 67 feet in width nor less than 8,000 square feet in lot area. Such percentages shall be measured and achieved at development of 50% of the possible lots submitted for subdivision or plan of development review, at 75% of the possible lots submitted for subdivision or plan of development review, and 100% of the possible lots submitted for subdivision or plan of development review .

13. **Minimum House Size.** No more than 40 dwellings on the Eastern Lots shall be permitted to be a minimum of 1,338 square feet of finished floor area. Otherwise all dwellings shall have a minimum of 1,500 square feet of finished floor area, provided, however, a minimum of 40% of all dwellings shall be a minimum of 1,800 square feet and a minimum of 20% of all dwellings shall be a minimum of 2,000 square feet.
14. **Foundations.** The exposed exterior portions of any exterior residence foundation below the first floor level which is visible above grade, shall be constructed of brick or stone (including stone veneer) . There shall not be a gap (moisture barrier) below any stone veneer on a foundation . Suitable finished materials along the base of the foundation (between the stone veneer and natural grade), shall be provided, including , but not limited to brick, split face block, parging or other materials approved by the Director of Planning. All dwellings shall be built on a crawl space foundation, other than for garages and basements, provided for basements and tall crawl space foundations the foundation shall be permitted to step down along the sides and rear of the dwelling (a minimum of 24" of exposed brick or stone along the sides of the dwelling and a minimum of 12" of exposed brick or stone along the rear of the dwelling). There shall be a minimum vertical height of twelve (12) inches of brick, stone or stone veneer above grade utilized on garages to present the appearance of a foundation . Planting beds shall be constructed along the entire front elevation of a home, and on corner lots, on the side of the dwelling facing the street, except for areas used for porches, garages and architectural features. The planting beds shall contain landscaping consisting primarily of shrubs and ornamental ground coverings and plantings.
15. **Chimneys and Cantilevered Features.** No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of brick, stone, or siding similar to the exterior treatment of the dwelling. The exposed bases of all chimneys shall be of the same material as the dwelling foundation. Architectural features may extend beyond the facade if supported by decorative corbels.
16. **Driveways.** All driveways shall be constructed of asphalt, concrete, exposed aggregate material or pavers made of brick, stone or concrete.
17. **Lighting.** A lighting fixture shall be provided by the home builder on the front yard of each lot no greater than ten (10) feet from the front boundary line, individually connected to each dwelling, which fixture shall not exceed seven (7) feet in height above grade level. Such lighting fixture shall be powered by solar (photovoltaic) cells or its equivalent style. Such lighting shall be non-glare, decorative in style, and residential in character and shall be maintained by the

Association, including, replacement of light bulbs and repair of lighting fixtures . A street light, of a design and height as approved at the time of subdivision or plan of development review , shall be placed at each entrance onto Creighton Road as well as at each pavilion provided in the common areas, all in the general locations shown on the Concept Plan as "STREET LIGHT (TYP)" . Further, street lights shall be placed along Creighton Road between the entrances off of Creighton Road at a distance of no more than 400' between lights or from the nearest entrance, which such lights may be powered by solar (photovoltaic) cells.

18. **Yards.** All front yards, side yards and a minimum of 30' of the rear yards (measured from the rear of the dwelling) shall be sodded, exclusive of mulched flowerbeds and landscaping , and irrigated. A minimum of 2 trees (with a minimum of 2" in caliper at the time of planting) shall be planted within the side yard of all corner lots. A minimum of trees (with a minimum of 2" in caliper at the time of planting) shall be planted in the front yard of all Eastern Lots. The Association will provide maintenance of all lawns located in the front yard of all Eastern Lots.
19. **Sidewalks.** A four foot wide sidewalk will be installed with a planting strip, a minimum of two (2) feet, between the sidewalk and the curb of any public street. This sidewalk shall be installed along at least one side of all public streets within the subdivision. There shall be a sidewalk connection at each of the entrances into the project to the sidewalk along Creighton Road.
20. **Garages.** All dwellings will have a minimum of a one (1) car garage either attached or detached at the time of construction, at least 30% of the Western Lots shall load from the side or rear of the lot and at least 30% of the Eastern Lots shall load from the side or rear of the lot, and a minimum of 35% of all lots on the Property shall load from the side or rear of the lot. Every garage door shall include windows consistent with the elevations shown on Exhibit B and Exhibit C as well as raised panels or decorative panels. Flat panel garage doors are prohibited. At least 50% of the garage doors will have a minimum of two (2) of the following enhanced features: arches, hinge straps or other architectural features on the exterior that enhance the entry. No two dwellings adjoining each other side by side shall have identical design elements on their front loading garage doors, and on the Eastern Lots, the same color garage door. The exterior walls of any detached garage shall be constructed with the same material as the dwelling on that lot. Any areas over the garage doors exceeding four (4) feet in height will include either a decorative gable vent or vinyl trim board to break up the visual mass.
21. **Road Improvements.** The following road improvements and dedications shall be made by the applicant as required by the County at the time of any subdivision or plan of development review , unless otherwise approved by the

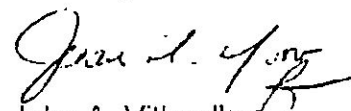


Director of Public Works:

- a. Forty (40) feet of right-of-way on the west side of Creighton Road, measured from the centerline of that part of Creighton Road immediately adjoining the Property, shall be dedicated to the County. Should any of the dedicated right-of-way not be used for a new road within thirty (30) years of the date of the dedication, title to the dedicated property will revert to the applicant or its successors in interest.
  - b. Creighton Road shall be widened to the width of twenty (20) feet from the centerline of that part of Creighton Road immediately adjoining the Property.
  - c. Right turn lanes shall be provided off of Creighton Road at each entrance into the development.
  - d. Subject to obtaining all required governmental approvals and permits, a sidewalk shall be constructed along Creighton Road immediately adjoining the Property pursuant to current County road standards and specifications for sidewalks.
22. **Entrance Features.** The entrances to the property from Creighton Road shall be designed and complemented with landscaping and a monument entrance feature with decorative fencing (to be vinyl or other material approved at the time of subdivision or plan of development review, and earth tone colors (not white)) consistent with the features shown on Sheet C5 of the Concept Plan.
22. **Compliance Certification.** Upon request by the Director of Planning, the Applicant shall provide the County with the necessary calculations that illustrate that the dwellings and lots constructed on the Property are in compliance with all of the allowable and required percentages set forth in these proffers.
23. **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.

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

Sincerely,

  
John A. Vithoukas  
County Manager



THIS DRAWING IS THE PROPERTY 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.

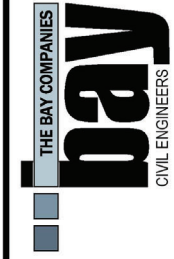
FILED: 18068\_zoning plan

DATE: May 6, 2021

REVISED: June 1, 2021

REVISED: June 9, 2021

REVISED: June 24, 2021



8000 BELL CREEK ROAD  
 RICHMOND, VA 23118  
 (804) 566-7060  
 FAX: (804) 566-7061

PROJECT:  
**Glenwood**

Fairfield District  
 Henrico County, Virginia

SHEET:  
 Overall  
 Plan

SHEET NO:  
**C1**

JOB NO. 18068

EXHIBIT A

REZ2021-00005



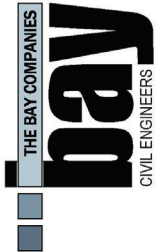


REZ2021-00005

www.thebaycompanies.com

THIS DRAWING IS THE PROPERTY 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: 18068\_zoning plan  
 DATE: May 6, 2021  
 REVISED: June 1, 2021  
 REVISED: June 9, 2021  
 REVISED: June 24, 2021



8000 BELL CREEK ROAD  
 MECHANICSVILLE, VA 23116  
 (804) 566-7060  
 FAX: (804) 566-7061

PROJECT:  
**Glenwood**

Fairfield District  
 Henrico County, Virginia

SHEET:  
 Layout  
 Plan  
 (West)

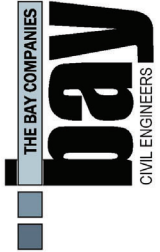
SHEET NO:  
**C2**

JOB NO. 18068



THIS DRAWING IS THE PROPERTY 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: 18068\_zoning plan  
 DATE: May 6, 2021  
 REVISED: June 1, 2021  
 REVISED: June 9, 2021  
 REVISED: June 24, 2021



800 BILL CREEK ROAD  
 MECHANICSVILLE, VA 23116  
 (804) 568-7000  
 FAX: (804) 568-7001

PROJECT:

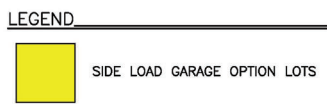
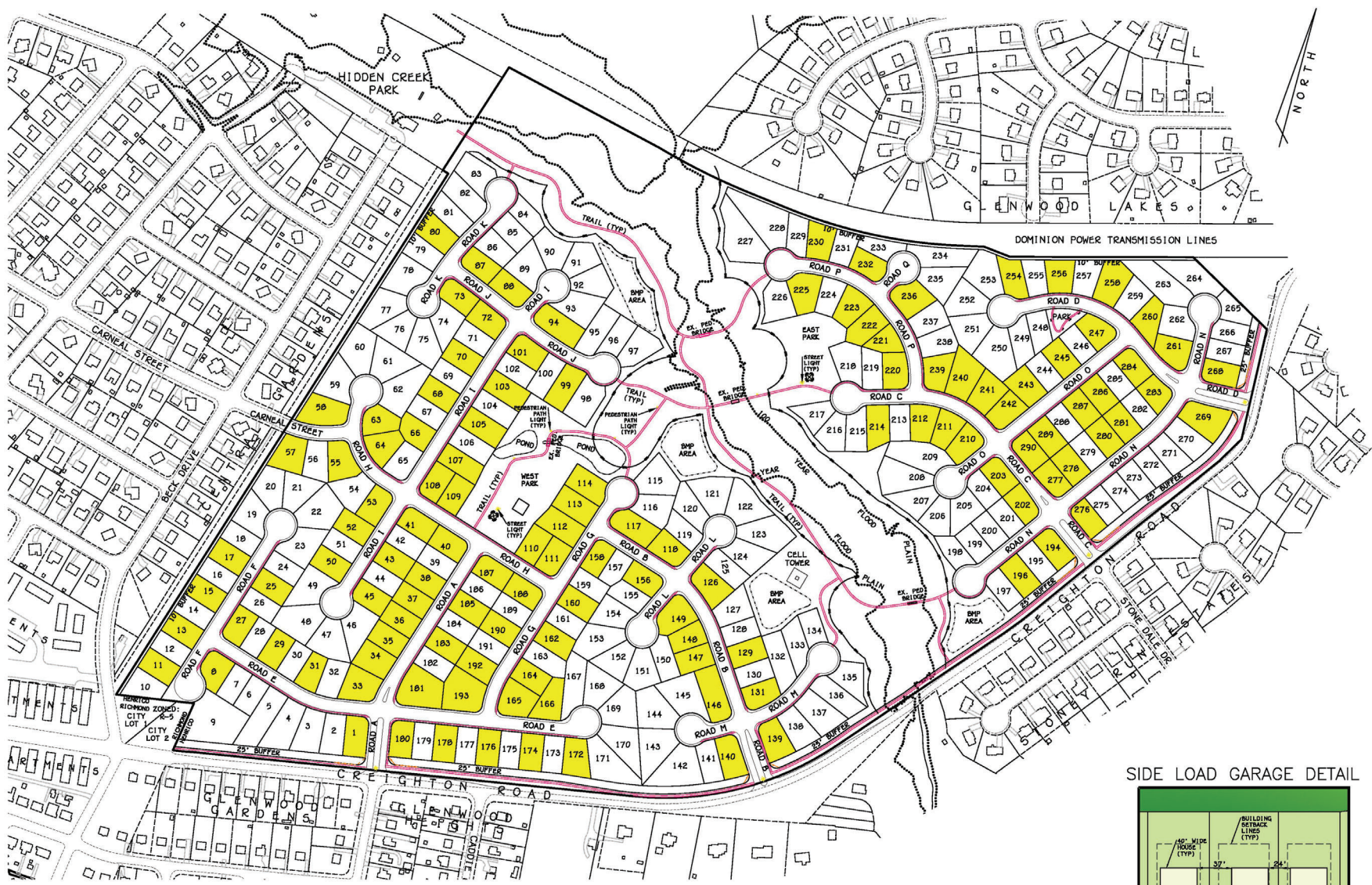
Glenwood

Fairfield District  
 Henrico County, Virginia

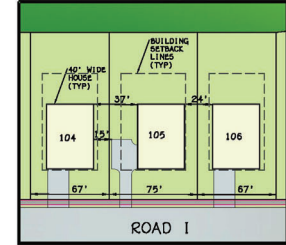
SHEET:  
 Side Load Garage  
 Exhibit

SHEET NO:  
 C6

JOB NO. 18068



SIDE LOAD GARAGE DETAIL

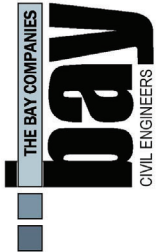


REZ2021-00005



THIS DRAWING IS THE PROPERTY 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.

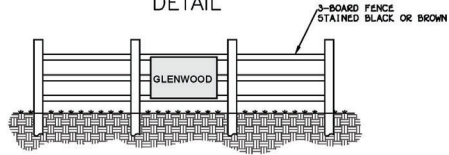
FILED: 18068\_zoning plan  
 DATE: May 6, 2021  
 REVISED: June 1, 2021  
 REVISED: June 9, 2021  
 REVISED: June 24, 2021



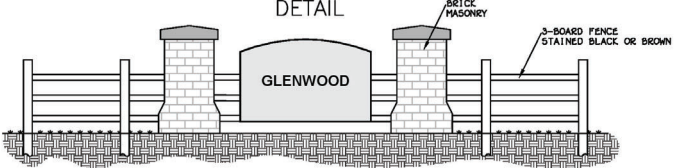
8000 BELL CREEK ROAD  
 MECHANICSVILLE, VA 23118  
 (804) 568-7060  
 FAX: (804) 568-7061



FENCE SIGN  
 DETAIL



MONUMENT SIGN  
 DETAIL



REZ2021-00005

PROJECT:  
**Glenwood**

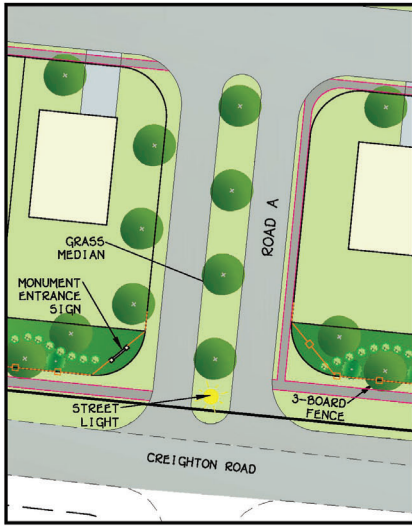
Fairfield District  
 Henrico County, Virginia

SHEET:  
 Layout Plan  
 (East)

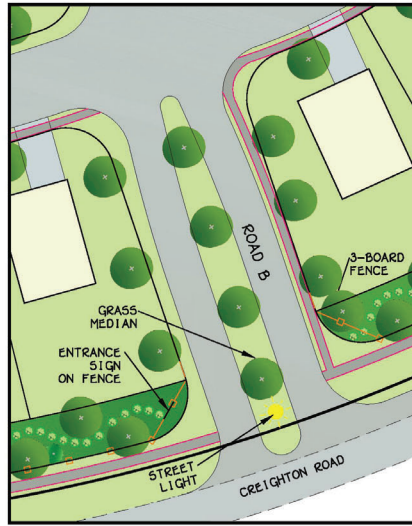
SHEET NO:  
**C3**

JOB NO. 18068

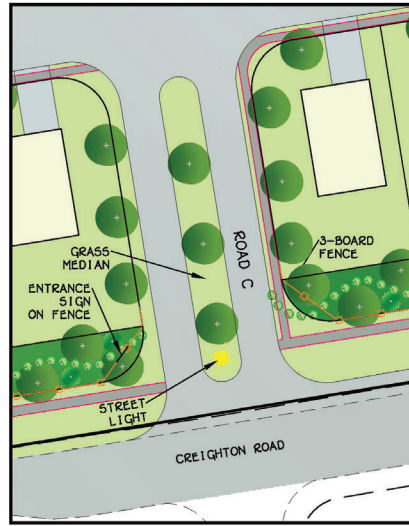
ENTRANCE ROAD A



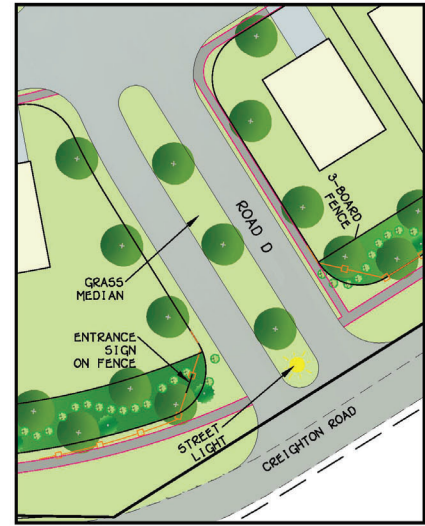
ENTRANCE ROAD B



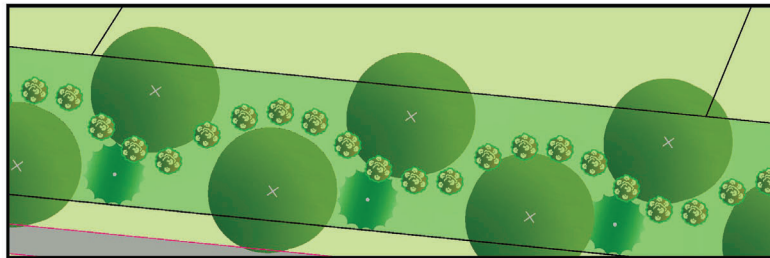
ENTRANCE ROAD C



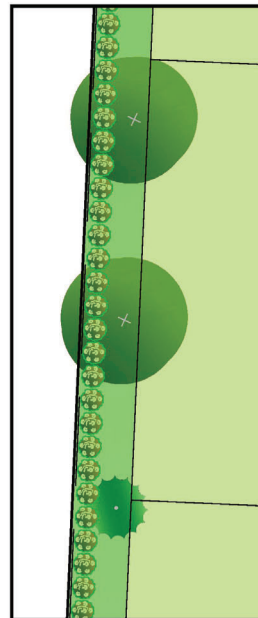
ENTRANCE ROAD D



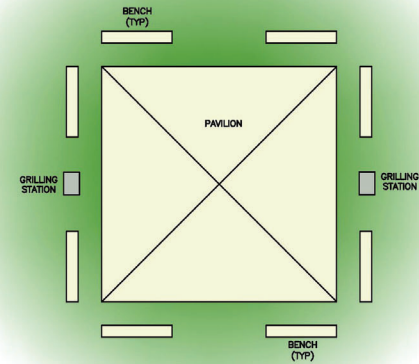
25' BUFFER



10' BUFFER

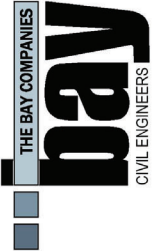


PAVILION DETAIL



THIS DRAWING IS THE PROPERTY 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: 18068\_zoning plan  
DATE: May 6, 2021  
REVISED: June 1, 2021  
REVISED: June 9, 2021  
REVISED: June 24, 2021



8500 BELL CREEK ROAD  
MECHANICVILLE, VA 23116  
(804) 568-7060  
FAX: (804) 568-7061

PROJECT:

**Glenwood**

Fairfield District  
Henrico County, Virginia

SHEET:

Details

SHEET NO:

C5

JOB NO.

18068

REZ2021-00005



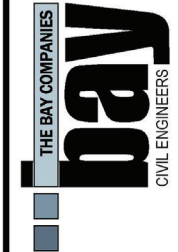


REZ2021-00005

www.thebaycompanies.com

THIS DRAWING IS THE PROPERTY 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: 18068\_zoning plan  
 DATE: May 6, 2021  
 REVISED: June 1, 2021  
 REVISED: June 9, 2021  
 REVISED: June 24, 2021



8000 BELL CREEK ROAD  
 RICHMOND, VA 23116  
 (804) 568-7060  
 FAX: (804) 568-7061

PROJECT:

**Glenwood**

Fairfield District  
 Henrico County, Virginia

SHEET:

Park  
 Detail

SHEET NO:

C4

JOB NO. 18068



Exhibit B



EXHIBIT B

REZ2021-00005







Exhibit C



EXHIBIT C

REZ2021-00005





EXHIBIT C

REZ2021-00005

Exhibit D



REZ2021-00005