



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

September 20, 2022

Fleettree, LLC
4235 Innslake Dr., Suite 205,
Glen Allen, VA 23059

Re: Rezoning Case REZ2022-00004

Dear Sir/Madam:

The Board of Supervisors at its meeting on September 13, 2022, approved your request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcels 807-733-2587, 807-733-4786, 807-733-8078, and 807-734-7750 containing 26.8 acres located at the northeast intersection of Goodell and Harvie Roads, described as follows:

GPIN: 807-734-7750

Beginning at an iron rod in the eastern right of way of Goodell Road: thence running with the right of way S 14°51'57" W a distance of 290.73' to an iron rod; thence departing the right of way and running S 75°24'19" E a distance of 209.99' to an iron rod; thence running S 16°25'37" W for a distance of 626.45' to an iron rod; thence running N 75°24'19" W for a distance of 192.92' to an iron rod; thence running with the eastern right of way of Goodell Road S 14°51'57" W for a distance of 390.68' to a concrete monument; thence running S 0°47'41" E for a distance of 86.05' to an iron rod; thence departing the eastern right of way of Goodell Road and running N 81°30'55" E for a distance of 239.31' to an iron rod; thence running S 0°37'35" E for a distance of 35.55' to a point thence running N 81°30'55" E for distance of 210.00' to a point; thence running S 0°37'35" E for a distance of 197.34' to a point; thence running with the right of way of Harvie Road along the arc of a curve to the right and having a radius of 1179.00' and a length of 47.91' to point; thence departing the right of way and running N 77°18'13" E for a distance of 236.21' thence running along the arc of a curve to the right and having a radius of 73.21' for a distance of 45.24' to an iron rod; thence running N 23°32'03" E for a distance of 461.99' to an iron rod; thence N 23°05'16" E for a distance of 344.92' to a point; thence running N 32°14'13" E for a distance of 489.05' to an iron rod; thence N 72°19'44" W for a distance of 1065.47' to an iron rod and being the point of beginning, and containing 24.57 acres.

GPIN: 807-733-2587

Beginning at an iron rod in the eastern right of way of Goodell Road; thence running with the right of way S 8°21'28" E for a distance of 163.88' to an iron rod; thence running S 50°07'05" E for a distance of 37.46' to an iron rod; thence departing Goodell

Road and running along the northern right of way of Harvie Road N 81°30'55" E for a distance of 92.94' to an iron rod; thence running along the arc of a curve to the right and having a radius of 1179.00' for a distance of 95.05' to an iron rod; thence departing the right of way and running N 0°37'35" E for a distance of 197.56' to an iron rod, thence running S 81°30'55" W for a distance of 239.31' to an iron rod and being the point of beginning and containing 0.993 acres.

GPIN: 807-733-4786

Beginning at an iron rod in the northern right of way of Harvie Road; thence running along the arc of a curve to the right and having a radius of 1179.00' for a distance of 208.40' to an iron rod; thence departing the right of way and running N 0°37'35" W for a distance of 197.34' to an iron rod; thence running S 81°30'55" W for a distance of 210.00' to an iron rod; thence running S 0°37'35" E for a distance of 162.01' to an iron rod and being the point of beginning and containing 0.842 acres.

GPIN: 807-733-8087

Beginning at an iron rod in the northern right of way of Harvie Road; thence running along the arc of a curve to the right and having a radius of 1179.00' for a distance of 48.63' to a point; thence running S 77°53'35" E for a distance of 253.76' to an iron rod; thence departing the right of way and running N 0°22'11" E for a distance of 40.57' to a point; thence running along the arc of a curve to the left and having a radius of 55.12' for a distance of 59.84' to an iron rod; thence running N 23°32'03" E for a distance of 18.09' to an iron rod; thence running along the arc of a curve to the left and having a radius of 73.21' for a distance of 45.24' to a point; thence running S 77°18'13" W for a distance of 236.21' to a point and being the point of beginning and containing 0.395 acres.

The Board of Supervisors accepted the following proffered conditions, dated August 25, 2022, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conceptual Master Plan.** Development of the Property shall be in general conformance with the Conceptual Master Plan entitled " Goodell Road Rezoning Exhibit, Figure 1 " prepared by Parker Design Group dated April 28, 2022, revised July 15, 2022 attached hereto as EXHIBIT A (the "Concept Plan")(see case file) which Conceptual Plan is conceptual in nature and may vary in detail (including, as available, excess right-of-way along Harvie Road and Goodell Road), and the Goodell Road Conceptual Master Plan dated April 28, 2022 attached hereto as Exhibit B (see case file) unless otherwise requested and specifically approved at the time of Plan of Development and/or subdivision review.
2. **Entrance Features.** The entrances to the Property from Goodell Road shall be designed and complemented with landscaping and a monument entrance feature consistent with the requirements of the Zoning Ordinance and the features shown on

the Goodell Road Entrance Features Concept Plan dated April 28, 2022 attached hereto as Exhibit C (see case file).

3. **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 review. 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. **Forty Foot Buffer.** The area shown on the Concept Plan as "40' BUFFER" adjacent to GPIN 807-734-3854 and GPIN 807-734-4685 shall be a minimum forty (40) foot natural and landscaped buffer and planted at a minimum to the level of a transitional buffer 25.
 - c. A six (6) foot tall vinyl fence shall be installed on the common Property line adjacent to GPIN 808-733-0796. Additionally, along that same common property line, a row of Green Giant Arborvitaes or other evergreen species permitted at the time of Plan Development with a minimum of 8' height be planted 10 feet apart.
 - d. The area shown as open space adjacent to Harvie Road shall be natural and landscaped buffer and planted at a minimum to the level of transitional buffer 25.
4. **Density.** There shall be no more than 92 Single Family dwelling units. All lots shall be a minimum width of sixty (60) feet.
5. **Amenities.** Recreational amenities for use by dwelling unit owners and guests shall include at least one gathering area (with a gazebo or pavilion and amenities such as grill and tables, meeting area, play areas and as otherwise approved at the time of subdivision or plan of development review), and to be located in an open park area. Trails and walkways shall be provided on the Property for common use of dwelling unit owners and their guests and when possible will tie into sidewalks adjoining the Property.
6. **Architectural Treatment.** Dwelling units constructed on the Property shall be generally in conformance with EXHIBIT D attached hereto (see case file), unless otherwise requested by the owner and specifically approved by the Director of

Planning. Side by side dwelling units shall not have the identical architectural treatment. All dwelling units shall have a minimum of two (2) side windows. Both windows can be on one side or one (1) window can be on each side.

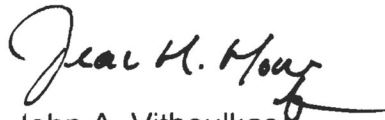
7. **Minimum Dwelling Size.** All dwelling units constructed on the Property shall have a minimum of 1,750 square feet of finished floor area.
8. **Garages.** Each dwelling unit on the Property shall be constructed with a minimum of a one (1) car attached garage. Garage doors on all dwellings shall have at a minimum 2 of the following - detailed boxes, windows, straps and/or hinges or other architectural design features or a combination of these features. Garage doors shall not have flat panels.
9. **Lighting.** Pedestrian scale residential lighting within the Property shall be provided on each lot. Such lighting shall be non-glare, decorative in style, residential in character and shall be provided at least in the front yard of each lot.
10. **Landscaping.** A minimum of one (1) tree measuring a minimum of 2.5" caliper shall be retained or planted in the front yard of all lots in the Property. An additional minimum of one (1) tree measuring a minimum of 2.5" caliper shall be retained or planted in side yards of corner lots in the Property. In no case shall any such tree be planted more than ten (10) feet from the right-of-way unless otherwise approved at the time the landscape plan approval. The front and side yards of any lot within the Property shall be irrigated and planted with sod. Each dwelling unit on the Property shall have prototypical plantings (shrubs and ornamental ground cover) along the entire front foundation.
11. **Foundations.** All dwelling units on the Property shall be constructed with crawl space foundations except for basements, garages and as may otherwise be approved at the time of Plan of Development or subdivision review. The exterior portions of the foundations below the first-floor level which is visible above grade shall be finished with full standard brick or stone or other similar materials unless otherwise approved by the Director of Planning.
12. **Building Materials.** Dwelling units, including any garage accessory to such dwelling upon the same lot shall have exposed exterior walls (above finished grade) of full standard brick, cementitious siding, stone, or a combination of the foregoing or other similar materials, unless otherwise approved by the Director of Planning.
13. **Roof Material.** All dwelling units on the Property shall be constructed with a roof that has a minimum certified twenty-five (25) year warranty,

14. **Driveways.** All driveways, drive lanes and parking areas on the Property shall be constructed of cobblestone, brick, asphalt, concrete, or a combination of the foregoing or other similar materials approved at the time of subdivision review.
15. **Fireplace Chimneys.** The exposed portions of all fireplace chimneys shall be of full standard brick, stone, or cementitious siding. The exposed bases of all chimneys shall be of the same material as the building foundations. The exposed portion of a flue for direct-vent gas fireplaces shall be constructed of the same material used on the adjacent siding and shall be built on a foundation that is constructed of the same material as the adjacent foundation.
16. **Cantilevering.** No cantilevered features will be allowed, except for direct gas vents and second story bay windows with decorative corbels.
17. **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 the 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.
18. **Underground Utilities.** Except for junction boxes, meters, pedestals, transformers, transmission mains and existing overhead utility lines, and for technical and environmental reasons, all utility lines shall be underground.
19. **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 Plan of Development review. Any wet pond best management practice structure shall include an aeration feature to move water within such structure.
20. **Hours of Construction.** The hours of exterior construction shall be between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 7:00 p.m. on Saturdays, except in emergencies or where unusual circumstances require extending specific hours in order to complete work such as concrete pours and utility connections. For purpose of this proffer, site work is defined as any construction work shown on approved construction plans for the initial construction of roads, utilities, infrastructure and the respective exteriors of structures.
21. **Sidewalks and Fencing.** Sidewalks a minimum width of four (4) feet shall be provided and constructed along one side of each roadway inside the Property. No chain link fencing shall be permitted on the Property.

22. **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 to address unanticipated engineering or construction constraints:
- a. Goodell Road shall be widened to the width of eighteen (18) feet from the centerline of that part of Goodell Road immediately adjoining the Property.
 - b. Bump outs shall be provided off Goodell Road at each entrance into the development.
 - c. Subject to obtaining all required governmental approval and permits, a sidewalk shall be constructed along Goodell Road immediately adjoining the Property pursuant to current County road standards and specifications for sidewalks.
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 enforcement 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. Vithoulkas
County Manager

pc: Dorothy Townsend Berlin
William Allison Penny
James Samuel Penny
Jack R. Wilson, III
Director, Real Estate Assessment
Henrico County Schools

Goodell Road Conceptual Master Plan

Henrico County, Virginia

April 28, 2022, Rev. July 15, 2022

SITE DATA:

GPIN: 807-734-7750, 807-733-2587,

807-733-4786, 807-733-8078

Current Zoning: A-1

Total Size: +/- 26.8 a.c.

Proposed Zoning: R-5A

Min Lot Size: 5,625 s.f.

Min Lot Width: 50'

Front Setback: 25' from internal ROW

Interior Side Setback: 8'

Street Side Setback: 25'

Rear Setback: 35'

Max Density: 6 du/ac

Proposed Development:

Single Family Units: 92

Min Lot Width Proposed: 60' wide

Density: 3.43 du/ac

Open Space Req.: 20% or 5.36 a.c.

Open Space Provided: 7+/- a.c.



Goodell Road

Conceptual Master Plan

Henrico County, Virginia
April 28, 2022

OPEN SPACE TABULATION	
ID	AREA (ACRES)
A	0.45
B	0.82
C	0.32
D	0.33
E	1.68
F	1.25
G	0.8
TOTAL AREA	5.65



EXHIBIT B

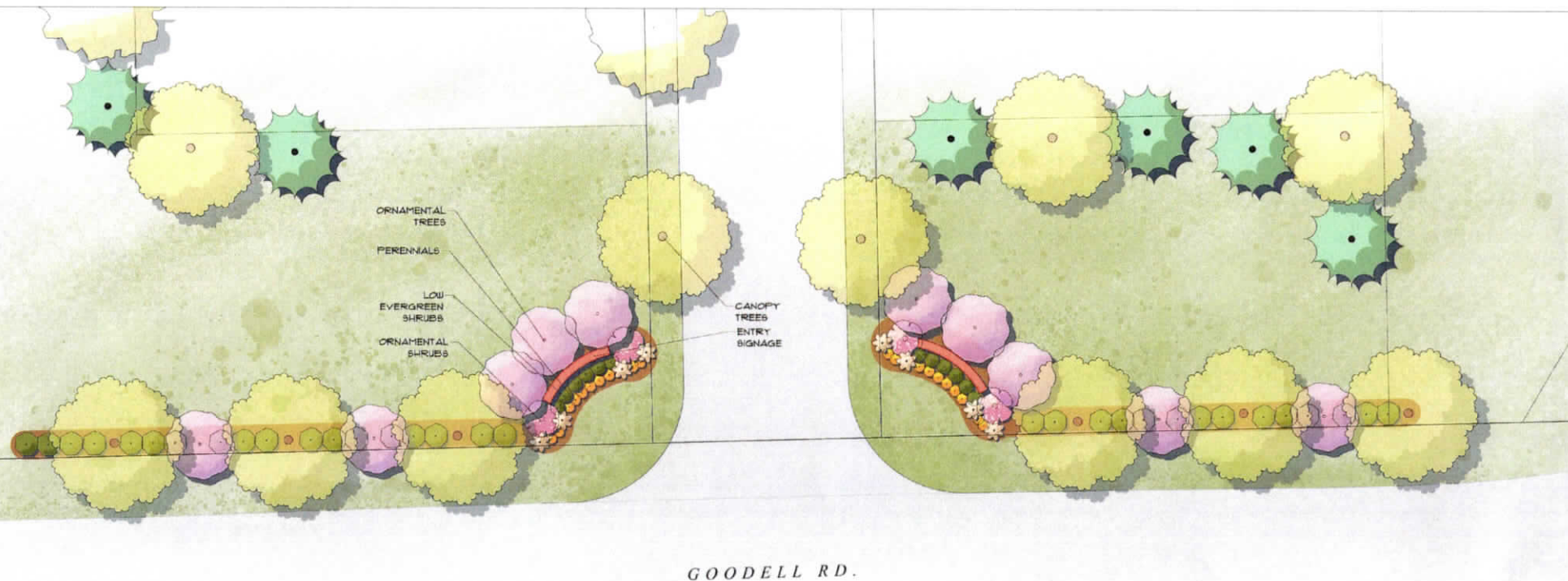
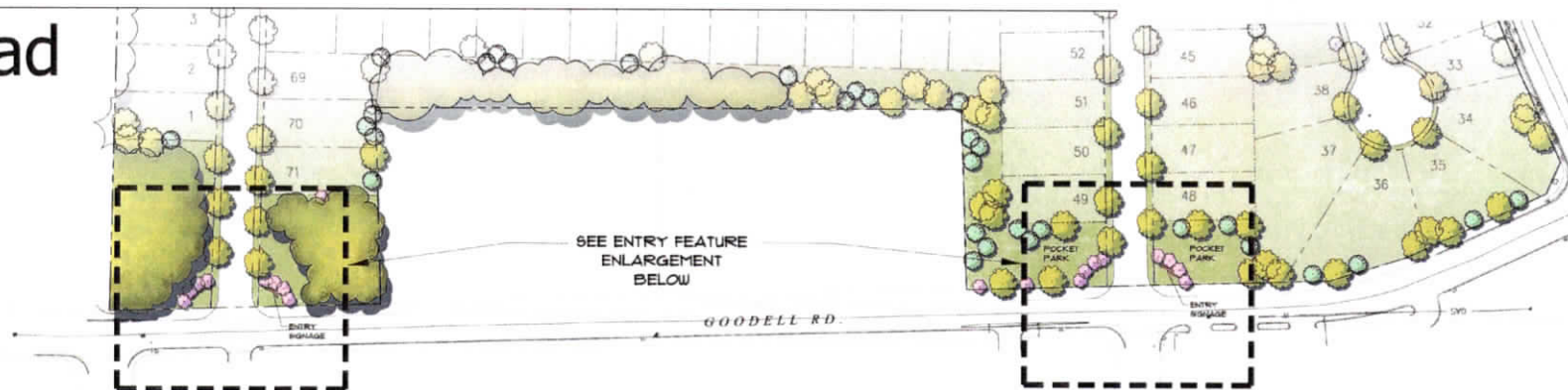
REZ2022-00004

Goodell Road

Entry Features

Henrico County, Virginia

April 28, 2022



GOODELL RD.

EXHIBIT C

REZ2022-00004



The Powell



Federal Elevation

EXHIBIT D

REZ2022-00004

The Powell



Federal Brick Elevation

EXHIBIT D

REZ2022-00004

The Powell



Traditional Brick Elevation

EXHIBIT D

REZ2022-00004

The Powell



Traditional Elevation

EXHIBIT D

REZ2022-00004

The Powell



Cottage Elevation

EXHIBIT D

REZ2022-00004

The Powell



Cottage Stone Elevation

EXHIBIT D

REZ2022-00004

The Plymouth



Farmhouse Stone Elevation

EXHIBIT D

REZ2022-00004

The Plymouth



Farmhouse Elevation

EXHIBIT D

REZ2022-00004

The Plymouth



Traditional Brick Elevation

EXHIBIT D

REZ2022-00004

The Plymouth



Traditional Elevation

EXHIBIT D

REZ2022-00004

The Plymouth



Cottage Elevation

EXHIBIT D

REZ2022-00004

The Plymouth



Cottage Stone Elevation

EXHIBIT D

REZ2022-00004

The Hampton



Farmhouse Stone Elevation

EXHIBIT D

REZ2022-00004

The Hampton



Farmhouse Elevation

EXHIBIT D

REZ2022-00004

The Hampton



Traditional Brick Elevation

EXHIBIT D

REZ2022-00004

The Hampton



Traditional Elevation

EXHIBIT D

REZ2022-00004

The Hampton



Cottage Stone Elevation

EXHIBIT D

REZ2022-00004

The Hampton



Cottage Elevation

EXHIBIT D

REZ2022-00004