

**REZ-2024-101132**

**Zoning**

Single Family Residential

Three Chopt District

0 400 Feet

PS July 2024

Ref:744-762-9043



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

John A. Vithoulkas  
County Manager

October 15, 2024

Heron's Nest Land Co. LLC  
4561 Lifestyle Lane  
Midlothian VA 23112

Re: Rezoning Case REZ-2024-101132

Dear Mr. McNulty:

The Board of Supervisors at its meeting on October 8, 2024, approved your request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcel 744-762-9043 containing 2.054 acres located at the northwest intersection of Edinburgh Road and Glasgow Road, described as follows:

**11510 Edinburgh Road, GPIN: 744-762-9043**

Commencing at a point being the extended intersection of the west line of Glasgow Road and the north line of Edinburgh Road; thence departing said intersection, N 66°17'34" W 50.00 feet to a point on the north line of Edinburgh Road, said point being the point of beginning; thence continuing along the north line of Edinburgh Road, N 66°17'34" W 550.00 feet to a point; thence departing the north line of Edinburgh Road, N 23°42'26" E 150.00 feet to a point; thence S 66°17'34" E 600.00 feet to a point on the west line of Glasgow Road; thence continuing along the west line of Glasgow Road, S 23°42'26" W 100.00 feet to a point; thence departing the west line of Glasgow Road along a curve to the right with a radius of 50.00 feet, a length of 78.54 feet, with a chord of S 68°42'26" W 70.71 feet to the point of beginning; said parcel containing 89,463 square feet, or 2.054 acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated August 21, 2024, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conceptual Plan.** The property will be developed in a similar style as the Concept Plan (Exhibit A), prepared by Balzer and Associates last revised June 10, 2024 (see case file), subject to changes required for final engineering design and in compliance with the governmental regulations.
2. **Streets.** The west side of Glasgow Road and the north side of Edinburgh Road adjacent to the Property shall be improved with Henrico County standard six-inch (6") curb and gutter as required by the Henrico County Design Manual.
3. **Sidewalks.** Sidewalks a minimum of four (4) feet in width shall be provided along the west side of Glasgow Road and the north side of Edinburgh Road adjacent to the Property and tie into any existing sidewalks along such roads. A grass strip a minimum of two (2) feet in width shall be provided between the back of curb and the sidewalks.

4. **Foundations.** All houses shall be constructed on crawl space foundations except for garages and basements. The exterior portion of the foundations below the first-floor level which is visible above grade shall be finished with brick, stone, or stamped concrete painted to match housing siding. This proffer shall not apply to direct vent gas fireplaces or appliances. There shall be no cantilevered chimneys.
5. **Driveways.** Each dwelling unit will have a driveway constructed of either cobblestone, brick, asphalt, pre-cast pavers, concrete, or other similar materials approved by the Director of Planning.
6. **Building Materials and Architecture.**
  - a) All new houses shall be constructed of masonry (brick or stone), EIFS, Hardiplank, LP SmartSide, vinyl, or equivalent siding.
  - b) The building elevations shall be similar to the elevations provided as examples in Exhibit B dated July 1, 2024 (see case file). Various design elements shall be used on the elevations, including, but not limited to varying colors of masonry (brick or stone), varying window designs, and varying entranceways and/or porch designs.
7. **Landscaping.**
  - a) At least one (1) tree measuring a minimum of 2.5" in caliper shall be retained or planted in the front yard of each residential lot, plus a minimum of one (1) tree of the same caliper shall be retained or planted in the side yard adjacent to the street on a corner lot.
  - b) Foundation planting is required along the entire front and corner side face(s) of all dwelling units. Foundation planting beds shall be a minimum of four (4) feet wide from the unit foundation. Planting beds shall include medium shrubs spaced a maximum of four (4) feet apart. The plant materials used should visually soften the unit corners and complement the architecture of the home at their mature sizes.
  - c) Any aboveground BMP facilities on the Property shall be landscaped, where appropriate, based on the BMP design and as identified on and approved with the Landscape Plan or as otherwise approved by the Director of Planning
8. **Density.** The development shall be limited to a maximum of six (6) dwelling units.
9. **Minimum Dwelling Size.** Any house constructed on the Property shall have a minimum of 1,600 square feet of finished floor area.
10. **Restricted Uses.** Two family dwellings and semi-detached dwellings shall not be permitted.
11. **Lot Size.** The lots shall be a minimum of sixty (60) feet in width.
12. **Garages.** All homes will be constructed with a minimum of a one (1) car garage. Garage doors shall contain varying architectural features including but not limited to varying styles,

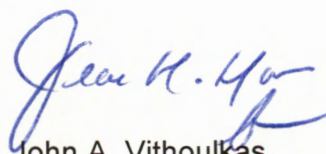


windows, and garage door or door designs. Corner lots, where feasible with final engineering and permitted by the County, shall be either side or rear loaded. Garages shall be constructed with the materials and roofing as the main structure.

13. **Streetlights.** Streetlights a maximum of fifteen (15) feet in height and of a uniform style shall be provided along the west side of Glasgow Road and the north side of Edinburgh Road where lots front the existing roads. The exact number and location of such streetlights shall be reviewed and approved during plans review.
14. **Hours of Construction.** Exterior construction activities, including land disturbance with bulldozers and other earthmoving equipment, shall be limited to 7:00 a.m. and 7:00 p.m., Monday to Friday. Saturday hours shall be limited to 9:00 a.m. to 7:00 p.m. and no construction hours on Sunday. Exceptions to these restrictions are permitted in the case of emergencies or unusual circumstances such as concrete pours or utility connections. Signs, in both English and Spanish, stating the above referenced restrictions shall be posted and maintained at all entrances to the Property prior to the start of land disturbance activities.
15. **Building Permits.** No building permits for new house construction shall be approved for the lots on Exhibit A (the Conceptual Plan) prior to the start of construction of the planned improvements to Sadler Road. The start of construction shall mean construction activity (other than surveying and soil investigation) for the Sadler Road improvements shown on County of Henrico website. <https://henrico.us/projects/sadler-road-improvements/>
16. **Severance.** The un-enforceability, 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.

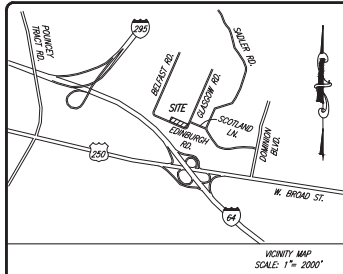
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoulkas  
County Manager

pc: Samuel and Michele Beattie  
Director, Real Estate Assessment  
Henrico County Public Schools



**SITE SUMMARY**

ADDRESS: 11510 EDINBURGH ROAD  
GLEN ALLEN, VA 23060

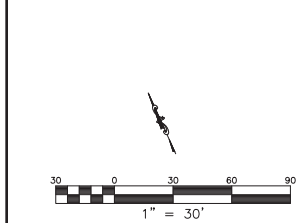
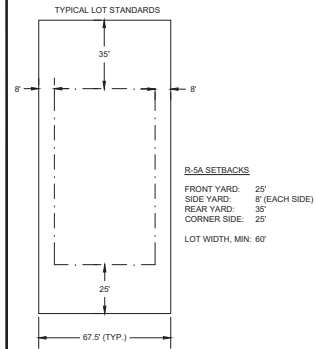
GPN: 744-762-9043

ACREAGE: 2.054 AC

EXISTING ZONING: A-1  
PROPOSED ZONING: R-SAC  
USE: SINGLE FAMILY RESIDENTIAL

LOTS: 6  
DENSITY: 2.9 DU/AC

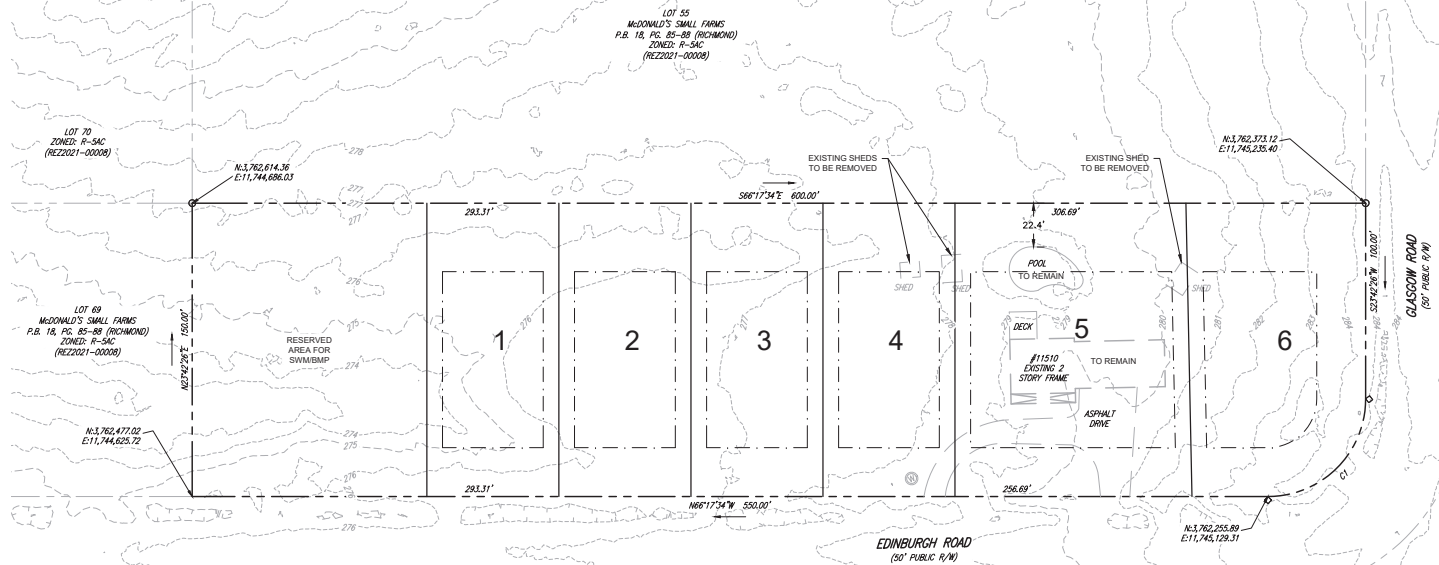
WATER: COUNTY  
SEWER: COUNTY



DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION.

REZ-2024-101132



PRELIMINARY  
NOT FOR CONSTRUCTION

EDINBURGH ROW

CONCEPT PLAN

THREE CHOIR DISTRICT  
HENRICO COUNTY, VIRGINIA

DRAWN BY: ACM  
DESIGNED BY: FTC  
CHECKED BY: FTC  
DATE: 06/10/2024  
SCALE: 1" = 30'  
REVISIONS:



Edinburgh Row  
Conceptual Elevations  
Exhibit B



**REZ-2024-101132**

7/1/2024



Edinburgh Row  
Conceptual Elevations  
Exhibit B



**REZ-2024-101132**

7/1/2024





Edinburgh Row  
Conceptual Elevations  
Exhibit B



**REZ-2024-101132**

7/1/2024