

ADULT CARE RESIDENCE

PT. OF 58-A-35B  
TUCKAHOE DISTRICT

**C-10C-99**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

February 16, 1999

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-10C-99

Mr. Thomas R. Tullidge, Jr.  
Williams Green, L. P.  
c/o Cobblestone Properties of Virginia  
9702 Gayton Rd., #121  
Richmond, VA 23233

Dear Mr. Tullidge:

The Board of Supervisors at its meeting on February 9, 1999, granted your request to conditionally rezone property from RTHC Residential Townhouse District (Conditional) to R-6C General Residence District (Conditional), Part of Parcel 58-A-35B, described as follows:

Beginning at a point on the western right-of-way line of Gaskins Road which is the southeast corner of Tax Parcel No. 58-A-48C and the northeast corner of Tax Parcel No. 58-A-35B; thence along the western right-of-way line of Gaskins Road along a curve to the left having a radius of 3859.72' for a length of 1117.57' to a highway stone; thence leaving the right-of-way line of Gaskins Road N 62°50'47" W 37.16' to a point; thence N 20°24'44" E 741.30' to a point; thence N 27°21'33" E 88.02' to a point; thence N 20°05'11" W 101.96' to a point; thence N 35°18'03" E 48.38' to a point; thence N 23°47'41" W 145.18' to a point; thence N 11°08'21" E 164.25' to a point; thence N 48°09'13" E 99.20' to a point; thence N 27°11'34" E 216.13' to a point; thence N 43°22'34" E 103.02' to a point; thence N 10°32'20" W 211.11' to a point; thence N 16°18'44" W 149.24' to a point; thence N 4°01'08" W 183.66' to a point; thence N 30°31'42" E 76.87' to a point; thence S 9°46'48" E 394.24' to a pipe; thence N 69°58'50" E 491.12' to a rod on the southern right-of-way line of Three Chopt Road; thence along the southern right-of-way line of Three Chopt Road S 24°32'54" E 90.07' to a rod; thence leaving the southern right-of-way line of Three Chopt Road S 55°09'51" W 558.85' to a rod; thence S 9°46'48" E 627.28' to the Point of Beginning, containing approximately 9.95 acres.

The Board of Supervisors accepted the following proffered conditions, dated February 9, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.

Mr. Thomas R. Tullidge, Jr.  
Williams Green, L. P.  
c/o Cobblestone Properties of Virginia  
February 16, 1999

2

2. Use Restriction. No apartment development shall be permitted on the Property; however, assisted living facilities, nursing homes, convalescent homes or homes for the aged may be constructed on the Property.
3. Trash Enclosures. Enclosure areas for dumpsters on the Property shall be constructed of brick on three (3) sides complementary to that which is utilized in the primary building. The fourth side shall be gated with an opaque material (e.g., vinyl coated chain link fencing with matching slats) other than wood.
4. Mechanical Equipment. Mechanical equipment shall be screened from public view at ground level at the Property lines in a manner approved at the time of Plan of Development review.
5. Parking Lot Lighting. Parking lot lighting shall be produced from concealed sources of light. Parking lot lighting standards shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard and shall be positioned in such a manner as to minimize the impact of such lighting offsite.
6. Elevations. Any building constructed on the Property shall be in substantial conformance with the architectural style of the elevations labeled Exhibit "A" attached hereto and filed herewith (the "Elevations").
7. Exterior Materials. The exposed portion of each exterior wall surface (front, rear and sides) of any building (excluding rooftop screening materials for mechanical equipment) shall be brick, excluding windows, doors, breezeways, and other architectural design features. Columns located at the entrances to any building as illustrated on the Elevations shall be constructed of brick, cementitious material, fiberglass or a combination of the foregoing but not Exterior Insulation Finishing System.
8. Building Height. No building constructed on the Property shall exceed the lesser of thirty-five (35) feet in height or two (2) stories exclusive of architectural design features.
9. Density. No more than forty-eight (48) units shall be constructed on the Property.
10. Access. Vehicular access shall be limited to Gaskins Road, unless otherwise required by any governmental body having jurisdiction with respect thereto.
11. Buffer. The following landscaped or natural buffer area shall be maintained along the existing right-of-way line of Gaskins Road with the exception of roads, signage and utility easements that may pass through the buffer in a generally perpendicular manner (unless currently existing), turning lanes on Gaskins Road and such other uses as may be permitted by the Planning Commission at the time of Plan of Development review:

Mr. Thomas R. Tullidge, Jr.  
Williams Green, L. P.  
c/o Cobblestone Properties of Virginia  
February 16, 1999

3

- a. Thirty-five (35) feet in width from the eastern corner of the subject property in common with property now or formerly owned by Philip J. Kennedy, and the existing western right-of-way line of Gaskins Road to include entrance to the property on Gaskins Road but not more than a distance of 150 feet south along the existing western right-of-way line of Gaskins Road.
- b. Fifty (50) feet in width from the southern terminus of the thirty-five (35) foot buffer south along the existing western right-of-way line of Gaskins Road to the southern corner of the subject property in common with property now or formerly owned by Ruth K. Williams and the existing western right-of-way line of Gaskins Road.

Stormwater detention/BMP facilities shall not be permitted within said buffer unless located underground.

12. Detached Signage. Any detached signs on the Property shall be ground mounted monolithic-type signs. Such signs shall not exceed ten (10) feet in height measured from the grade of the base of the sign and shall be externally illuminated employing ground-mounted floodlight or spotlight-type fixtures directed toward the signs and away from public rights-of-way.
13. Conservation Areas. Notwithstanding the uses permitted and regulated by zoning of the Property, such portion(s) of the Property which lie within a hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works and/or such portion(s) of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, may only be used for the following purposes:
  - A. storm water management and/or retention areas;
  - B. ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats;
  - C. utility easements, walkways and recreational facilities installed in a manner to minimize their impact;
  - D. such additional uses to the uses identified in a., b. and c. above, as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 24 of County Code;

and the Owner shall, within fifteen (15) days after Plan of Development approval by the Planning Commission, apply to rezone such portions of the Property to a Conservation District. The location and limits of such portion(s) of said Property shall be established by approved Plan of Development plans.

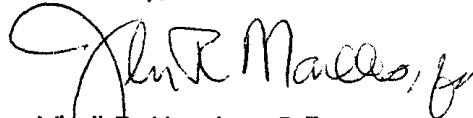
Mr. Thomas R. Tullidge, Jr.  
Williams Green, L. P.  
c/o Cobblestone Properties of Virginia  
February 16, 1999

4

14. **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.
15. **Reserved Area.** No above-ground improvements shall be constructed on that portion of the Property which fronts Three Chopt Road for a depth approximately equal to that of adjacent Tax Parcel Nos. 58-A-33 and 58-A-42 except for:
  - a. existing utilities and improvements;
  - b. an access drive if required by any governmental body having jurisdiction with respect thereto, in accordance with Proffered Condition 10 (Access) and related signage, landscaping and lighting; and
  - c. such other improvements otherwise required or permitted at the time of Plan of Development review.

The Planning Office 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,



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

JRM:jt

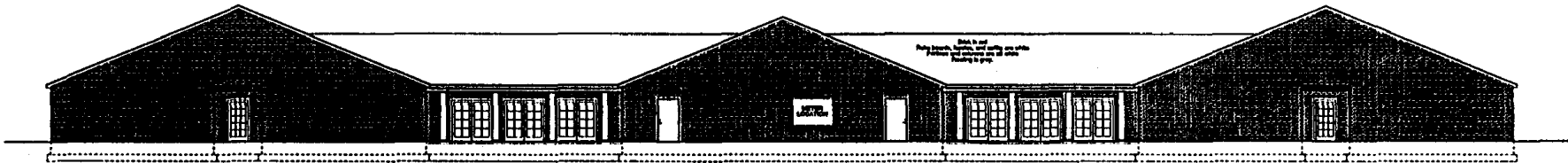
cc: Director, Real Estate Assessment  
Conditional Zoning Index  
South Gaskins Retirement, L.L.C.  
Mr. Charles H. Rothenberg, Esquire

# EXHIBIT A



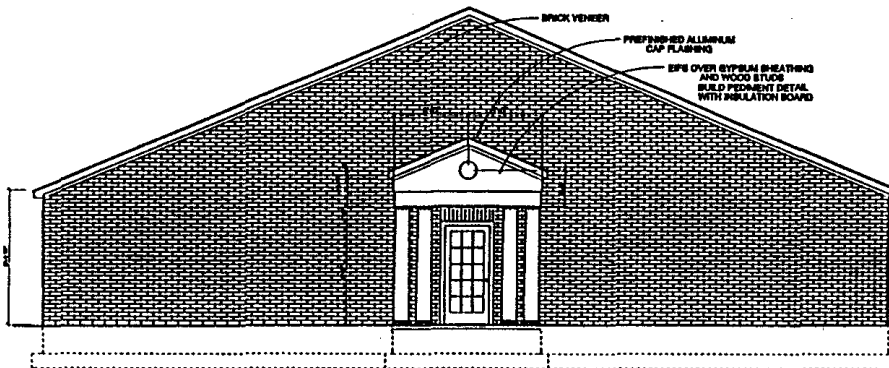
**FRONT ELEVATION**

1/8" = 1'-0"



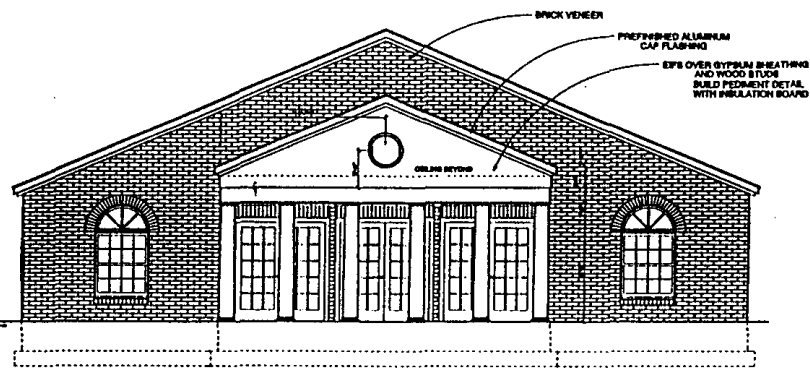
**REAR ELEVATION**

1/8" = 1'-0"



**PARTIAL FRONT ELEVATION**

1/8" = 1'-0"



**PARTIAL FRONT ELEVATION**

1/8" = 1'-0"



**South Gaskins Retirement Center**

South Gaskins Retirement L.C.

**walter PARKS**  
ARCHITECT

101 EAST PHOENIX STREET  
BIRMINGHAM, ALABAMA 35203  
205-271-1844-4788

12.28.24

**A301**