

**A-1 to R-2AC
11.445 Ac.**

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

REZ2023-00010
Zoning
 Single-Family Residential
 Varina District
 400
 PS February 2023 Ref: 830-725-6531

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



John A. Vithoukas
County Manager

June 20, 2023

J. Gregory Forrest
12606 Hogans Drive,
Chester, Virginia 23836

Re: Rezoning Case REZ2023-00010

Dear Mr. Forrest:

The Board of Supervisors at its meeting on June 13, 2023, approved your request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) Parcel 830-725-6531 containing 11.445 acres located approximately 915' southwest of the intersection of N. Washington Street and N. Airport Drive, described as follows:

Commencing at the point of beginning; said point being at the northern right of way line of N. Airport Drive, Route 156, and being approximately 920 feet west from the intersection of above said road and N. Washington street, thence running westerly along the right of way line of N. Airport Drive South 77°01'01" West, a distance of 498.70 feet to a point; thence North 12°58'59" West, a distance of 10.00 feet to a point; thence South 77°01'01" West, a distance of 80.00 feet to a point; thence South 12°58'59" East, a distance of 10.00 feet to a point; thence South 77°01'01" West, a distance of 141.71 feet to a point; thence leaving the right of way line of N. Airport Drive and running following courses and distances: North 59°12'57" West, a distance of 195.10 feet to a point; thence North 29°39'52" East, a distance of 994.67 feet to a point; thence South 40°21'44" East, a distance of 236.63 feet to a point; thence South 39°14'20" East, a distance of 393.38 feet to a point; thence South 39°58'13" East, a distance of 176.32 feet to a point; thence South 37°08'50" West, a distance of 228.58 feet to the Point of Beginning.

Containing 11.445 acres, more or less, as shown on the plat of J.K. Timmons & Associates, P.C., dated August 26, 1987, titled "Plat Showing 11.445 Acres of land lying on the North line of Airport Drive", and recorded on August 7, 1989 in Deed Book 2201, Page 1005 in the Clerk's Office of the Circuit Court of the County of Henrico, Virginia.

The Board of Supervisors accepted the following proffered conditions, dated May 11, 2023, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Concept Layout.** The Property will be developed generally consistent with that certain conceptual plan prepared by Roundcorner Design Group, llc., titled "670 N. Airport Drive," dated March 16, 2023. set forth on the attached Exhibit A (see case file) ("Concept Plan"). The exact sizes and details of the lots, roads and other improvements shown on the Concept Plan are illustrative and may be subject to change and revised and updated from time to time as required for final engineering design, compliance with governmental regulations, or as otherwise approved by the County at the time of subdivision or plan of development review of the Property.
2. **Residential Units.** The property must be developed with single family residential units.
3. **Maximum Density.** The maximum number of building lots on the property must not exceed fourteen (14).
4. **Access.** Access to the development must be from N. Airport Drive.
5. **Water Service.** Lots must be served by public water.
6. **Trash Receptacles.** Emergency generators, trash receptacles, and HVAC equipment must be screened from view at ground level at the property lines.
7. **Clearing Limitations.** At the time of construction tree removal must be limited to (i) removal of trees for dwellings, out buildings, driveways, septic systems, and other utilities, and other customary accessory structures, except (ii) those that are naturally dead or diseased.
8. **Rear Setback Clearing.** At time of construction no clearing will occur within fifty feet (50') of existing lots along the northwest property line, except those that are (i) naturally dead or diseased and/or is necessary for (ii) storm drainage and/or utilities.
9. **Driveways.** All driveways must be constructed of concrete, asphalt, pavers, cobblestone, or other hard surface materials.
10. **Utilities.** All utilities except junction boxes, meters and existing overhead utility lines (located On the Property) must be installed underground.
11. **Sidewalks.** Internal sidewalks must be provided. Internal sidewalks must connect to sidewalk required along N. Airport Drive.
12. **Elevations.** The architectural appearance of the dwellings must be generally consistent with the attached renderings, entitled Exhibit B (see case file), unless

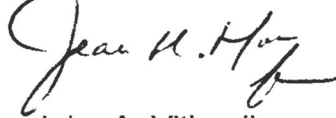
otherwise requested of and approved by the Director of Planning. No cantilevered features are allowed.

13. **Roof materials.** Must be 30-year dimensional shingles or better, standing seam metal and/or cedar shakes.
14. **Exterior walls for dwelling and garage.** Must be brick, brick veneer, cementitious siding, vinyl with a minimum .042" thickness, stone, synthetic stone or similar masonry materials, or a combination of these, unless otherwise requested of and approved by the Director of Planning.
15. **Stoop & porches.** Each dwelling must include a covered front stoop or porch. Stoops and porches must have foundation materials identical to the dwelling.
16. **Foundations.** No dwelling will be constructed on a slab.
17. **Minimum House Size.** (i) Dwellings must have a minimum of 1,500 square feet of finished floor area and (ii) include, at a minimum, a one-car garage. (iii) Cantilevered features are prohibited.
18. **Hours of Construction.** The hours of exterior construction including heavy equipment, must be between the hours of 7:00 am and 7:00 pm. or dusk (whichever one occurs first) Monday through Friday, and 8:00 am and 5:00 pm or dusk (whichever one occurs first) on Saturdays, except in emergencies or where circumstances require extending specified hours to complete work, such as concrete pours or utility connections. No construction will occur on Sundays, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections. Exceptions must require the approval of the Director of Planning. Construction signs must be posted in English and in Spanish and must state the hours of construction.
19. **Severance.** The unenforceability, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, must not affect the validity or enforceability of the other proffers or the unaffected part of such proffer.
20. **Protective Covenants.** Prior to or concurrent with any subdivision plat recordation, a document setting forth restrictive covenants describing development controls and maintenance responsibilities of the property must be recorded in the Clerk's Office of the Circuit Court of Henrico County.

J. Gregory Forrest
June 20, 2023
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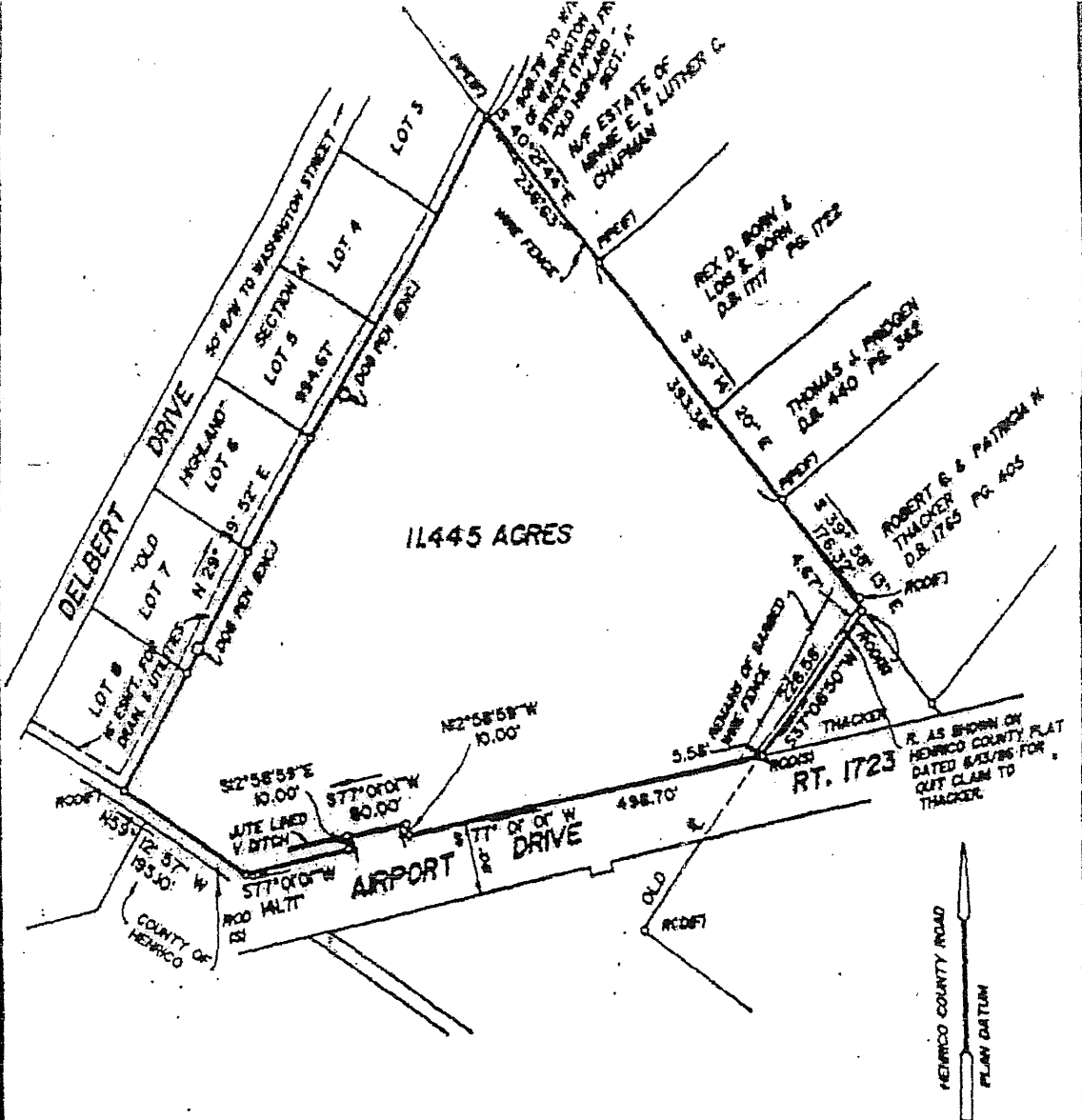
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoukias". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

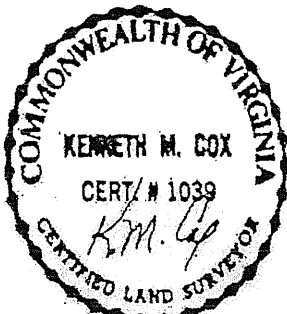
John A. Vithoukias
County Manager

pc: HC Kuhiman Company
Robert L. Stout
Director, Real Estate Assessment



PLAT SHOWING 11,445 ACRES OF LAND LYING ON THE NORTH LINE OF AIRPORT DRIVE

FAIRFIELD DISTRICT
HENRICO COUNTY, VIRGINIA

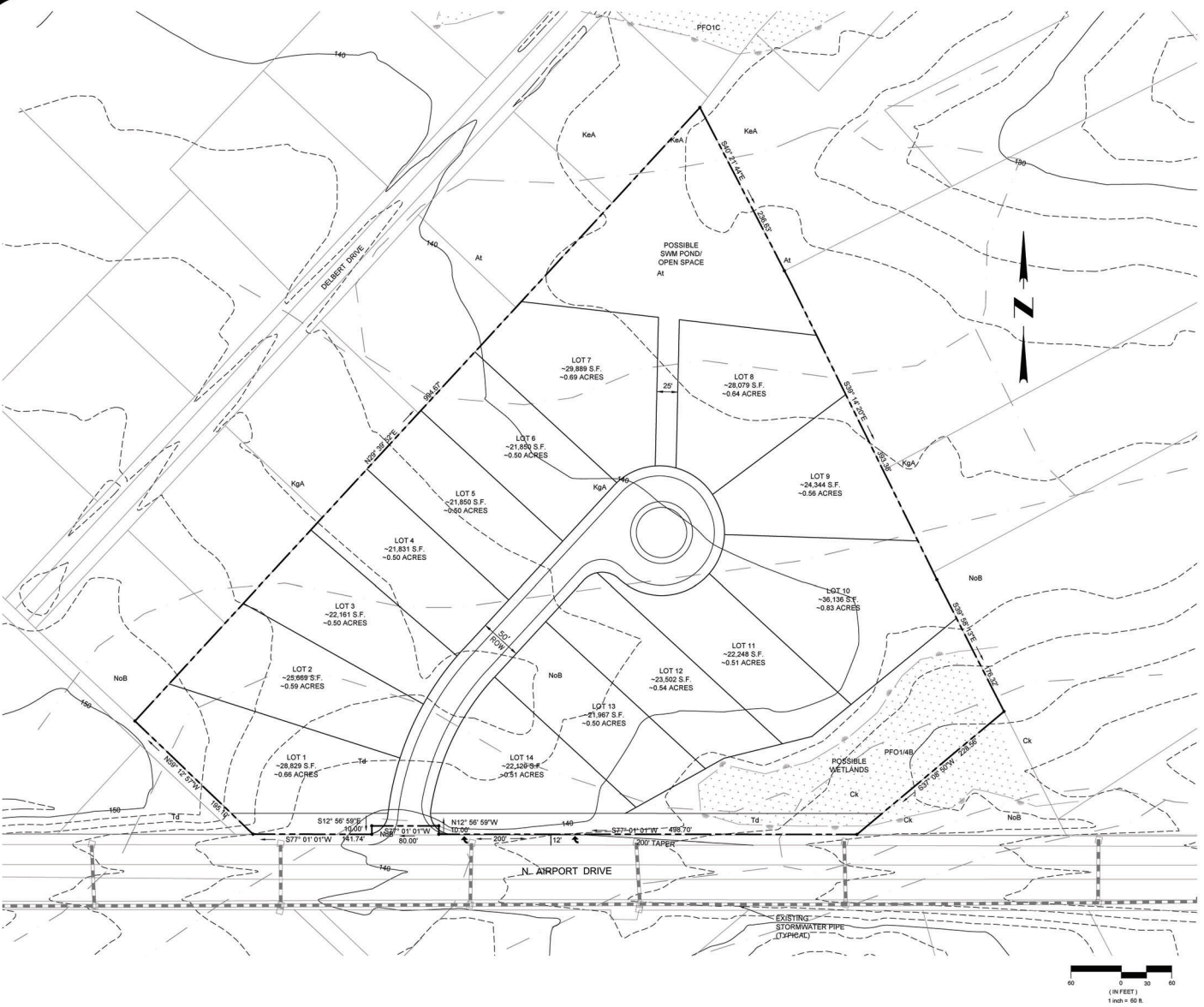


J.K. TIMMONS & ASSOCIATES, P.C.	
ENGINEERS • SURVEYORS • PLANNERS	
711 N. COURTHOUSE RD.	RICHMOND, VA.
6803 STAPLES MILL RD.	HENRICO CO., VA.
2430 PAGENURST DRIVE	MICLOTHIAN, VA.
411 E. BROADWAY	HOPEWELL, VA.
DATE: 8-26-87	SCALE: 1"=200'
DRAWN BY: CJH	
CHECKED BY: <i>KMC</i>	
JOB NO. 62137	

PREVIOUS JOB NO.

REZ2023-00010

S:\Planning\ACTIVE - Projects\20250722 - N. Airport Drive - Robert-Short\Drawings\Concept\NAD-Concept-3.dwg Plotted: May 02, 2023 - 10:39am



PARCEL INFORMATION

TOTAL AREA: 11.445 ACRES
 TAX PARCEL/GPIN NUMBERS: 830-725-6531
 DEED REFERENCE: BOOK 2284, PAGE 2041
 PARCEL ADDRESS: 670 N. AIRPORT DRIVE
 TOTAL ACREAGE: 11.445 ACRES
 PRESENT ZONING: A-1
 PROPOSED ZONING: R-2A
 ADJACENT ZONING: A-1 & R-2A
 PROPOSED USE: RESIDENTIAL
 WATER: PUBLIC
 SEWER: PRIVATE
 PROPERTY LINE INFORMATION OBTAINED FROM A PLAT BY J.K. TIMMONS & ASSOCIATES, P.C. DATED 8-26-87.
 TOPOGRAPHY OBTAINED FROM THE HENRICO COUNTY GIS SYSTEM.
 THERE ARE WETLANDS ON THIS SITE AS PER THE NATIONAL WETLANDS INVENTORY MAP. A WETLAND DETERMINATION WILL BE NEEDED.
 FEMA MAP & ZONE: #51087C0170C, EFFECTED DATE DECEMBER 18, 2007. ZONE "X" - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SETBACK REQUIREMENTS

FRONT YARD = 45'
 SIDE YARD = 12'
 REAR YARD = 45'
 BUILDING RESTRICTION LINE = 80'
 MAJOR ROW = 35'

WETLAND LEGEND

PFO14B - PALUSTRINE FORESTED, BROAD-LEAVED DECIDUOUS/NEEDLE-LEAVED EVERGREEN, SATURATED

SOILS LEGEND

At - ATLEE VERY FINE SANDY LOAM
 Ck - CHEWAGLA SILT LOAM, CLAYEY SUBSTRATUM
 K6A - KEMPSVILLE FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES
 K6B - KEMPSVILLE VERY FINE SANDY LOAM, CLAYEY SUBSTRATUM, 0 TO 2 PERCENT SLOPES
 NoB - NORFOLK FINE SANDY LOAM, 2 TO 6 PERCENT SLOPES
 * DENOTES HYDRIC SOILS

LEGEND

--- PROPERTY LINE
 -140- EXISTING TOPOGRAPHY
 - At - EXISTING SOILS
 [Pattern] EXISTING WETLANDS

TABULATIONS

TOTAL AREA: 11.445 ACRES
 TOTAL LOT AREA: 8.047 ACRES
 ROAD ROW: 0.93 ACRES
 OPEN SPACE/BUFFER: 2.478 ACRES
 MINIMUM LOT SIZE PROPOSED: 18,000 S.F.
 AVERAGE LOT SIZE PROPOSED: 21,850 S.F. (0.5 ACRES)
 DENSITY PERMITTED: 28 D.U.
 (11.445 AC x 43,560 S.F. / 18,000 S.F.)
 DENSITY PROPOSED: 14 D.U.

EXHIBIT A
 REZ2023-00010

TECHNICAL SUPPORT PROVIDED BY
resource
 INTERNATIONAL
 400 N. 11TH ST. SUITE 200, DENVER, CO 80202
 (303) 733-9999 FAX (303) 733-9998

roundcorner
 STUDIO
 2902 Hilliard Rd, Henrico, VA 23228 • 804-314-7400
 land planning | zoning | landscape architecture

CONCEPTUAL LAYOUT
 670 N. AIRPORT DRIVE
 HENRICO COUNTY, VIRGINIA
 MAY 2, 2023



EXHIBIT B
1 OF 4
REZ202300010



EXHIBIT B
2 OF 4
REZ202300010



EXHIBIT B
3 OF 4
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EXHIBIT B
4 OF 4
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