

**R-3 to R-4AC  
2.34 Ac.**

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

**REZ2023-00021**  
**Zoning**  
 Single-Family Residential  
 Varina District  
 400

Scale: \_\_\_\_\_ Feet

PS April 2023 Ref: 821-720-0509

## COUNTY OF HENRICO



John A. Vithoukias  
County Manager

August 15, 2023

401 South, LLC  
9022 Wildtree Drive  
Glen Allen, VA 23060

Re: Rezoning Case REZ2023-00021

Dear Mr. Thakker:

The Board of Supervisors at its meeting on August 8, 2023, approved your request to conditionally rezone from R-3 One-Family Residence District to R-4AC One-Family Residence District (Conditional) Parcel 821-720-0509 containing 2.34 acres located at the southwest intersection of South Street and Dale Street, described as follows:

All that certain lot, piece or parcel of land lying and being in the County of Henrico, Virginia, known as 401 South Street and bounded and described as follows: Beginning at a point on the south line of South Street at its southern intersection with Dale Street; thence along south line of South Street S 80°17'38" E 657.06' to a point on the south line of South Street; thence N 31°54'38" W 221.23' to a found rod; thence N 78°59'38" W 525.27' to a point on the west line of Dale Street; thence S 09°42'22" W 162.31' to a point on the west line of Dale Street; thence S 35°17'38" E 21.21' to the point and place of beginning; being the same real estate depicted on plat of survey prepared by Goodfellow, Jalbert, Beard, and Associates, Inc., dated November 10, 2022, entitled "Topographical Survey, 401 South Street, Varina District, Henrico County, VA", and containing an area of 102,084 square feet or 2.3435 acres of land.

The Board of Supervisors accepted the following amended proffered conditions, dated July 24, 2023, 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 similar to the attached concept plan with a minimum lot width of 63 feet or as otherwise approved at the time of Final Subdivision review, entitled York Manor Subdivision, by Ratchet Designs, dated February 1, 2023.
- 2.) **Density.** No more than nine (9) residential dwelling units shall be constructed on the property.
- 3.) **Railroad Buffer.** A 33-foot natural buffer shall be retained adjacent to the railroad at the time of the granting of the initial certificate or occupancy.



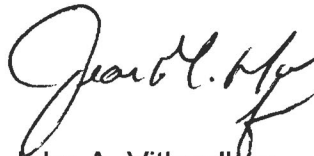
- 4.) **Driveways.** All driveways shall be exposed aggregate, stamped or smooth concrete, asphalt or other similar material as approved by the Director of Planning.
- 5.) **House Foundations.** All exposed foundations shall be brick or stone to include front steps, stoops and porch piers. Garages shall also maintain a 12" brick or stone wrap. Each house shall be on a crawl space foundation, except for garages.
- 6.) **Lighting.** Pedestrian scale lighting shall be provided. Such lighting shall be non-glare, decorative in style, residential in character, and shall be provided at a minimum in the front yard.
- 7.) **Minimum House Size.** All houses shall have a minimum finished floor area of 1200 square feet.
- 8.) **Exterior Materials.** The exterior wall surfaces (except for exposed foundations, trim, and architectural treatments) of all houses shall be constructed of brick, stone, vinyl, hardiplank, or a combination of the forgoing, or unless otherwise approved by the Director of Planning. Each of the units shall have partial brick or stone fronts. Partial brick or stone shall mean no less than one-fourth of the front elevation, excluding the foundation shall be brick or stone.
- 9.) **Home Design.** No two (2) houses in a row shall be identical. House elevations shall resemble those shown on Exhibit "A," dated July 24, 2023, which offers a variety of housing options. House detail elements shall vary by architectural design, but may include gabled roofs, decorative window shutters on fronts, and front porches.
- 10.) **Roofing Materials.** Roofing materials shall have a minimum 25-year life and associated warranty.
- 11.) **Landscaping.** Each home shall have shrubs or ornamental ground cover along the front foundation as approved at the time of subdivision review.
- 12.) **Cantilevered Features.** There shall be no cantilevered features including, but not limited to, bay windows and chimneys.
- 13.) **Underground Utilities.** Except for junction boxes, meters, pedestal transformers, and existing overhead utility lines, or for technical or environmental reasons, all utility lines shall be underground.
- 14.) **Hours of Construction.** The hours of exterior construction, including operation of bulldozers and other earth-moving equipment, shall be between 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8:00 a.m. and 5:00 p.m., 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 disturbance activities thereon. There will be no Sunday construction.

- 15.) **Sound Mitigation.** Rear exterior walls of dwellings adjacent to the railroad right-of-way shall have a minimum sound transmission coefficient rating of 55. A cross sectional detail, reviewed and approved by a certified architect or engineer, as to the methodology accomplishing the sound coefficient rating shall be included in the building permit application.
- 16.) **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

pc: Mark Baker  
Director, Real Estate Assessment



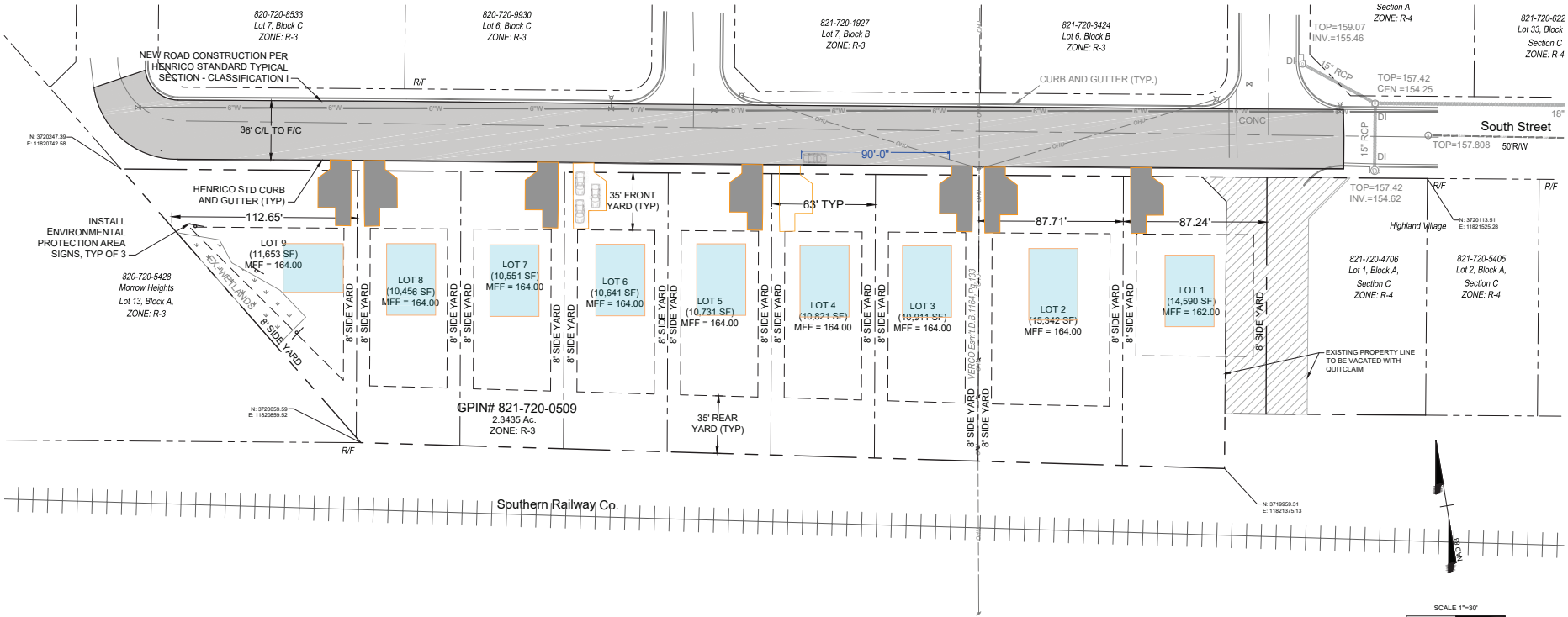


EXHIBIT A REZ2023-00021

July 24, 2023



**RATCHET DESIGNS**  
 7119 STAFFORD PARK DRIVE  
 MOSELEY, VA 23120  
 PHONE: (804) 334-9280  
 CMCAIR@RATCHETDESIGNS.NET



REVISIONS	DATE	DESCRIPTION

**YORK MANOR SUBDIVISION**  
 HENRICO COUNTY, VA  
 PRELIMINARY REZONING SITE PLAN

PROJECT NO: 23125  
 DATE: 02/01/2023  
 DRAWN BY: MCNAIR  
 DESIGN BY: MCNAIR  
 REVIEW BY:

SHEET NO.  
**C1.0**

EXHIBIT B  
 REZ2023-00021

NOT FOR CONSTRUCTION