

**SUBJECT PROPERTY**

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

**REZ2023-00026**  
**Zoning**  
 Amend Proffered Conditions  
 (REZ2022-00034)  
 Varina District

400 Feet

PS July 2023 Ref: 833-718-6524



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

John A. Vithoukas  
County Manager

January 30, 2024

Harsh Thakker, Dorado Capital, LLC  
9022 Wildtree Drive  
Glen Allen, VA 23060

Re: Rezoning Case REZ2023-00026

Dear Mr. Thakker:

The Board of Supervisors at its meeting on January 23, 2024, approved your request to amend proffers accepted with REZ2022-00034 on Parcel 833-718-6524 located on the south line of Meadow Road at its intersection with Chartwood Drive, described as follows:

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

All conditions of rezoning case REZ2022-00034 will apply to the subject property except as revised below:

1. **Concept Plan.** The site shall be developed similar to the attached concept plan, or as otherwise approved by the Planning Commission at the time of Plan of Development review, entitled Meadow Springs Run Subdivision, by sekivsolutions, Dated July 18, 2023 (see case file).
2. **Pocket Park.** At least one community pocket park shall be provided and may include a gazebo-type structure, and shall include benches, an access path, and landscape treatment. The park shall be located in a community area that is easily accessible for the majority of the homeowners and shall be maintained by the Homeowners' Association.
3. **Entrance Features.** The entry feature shall be substantially similar to Exhibit B (see case file), and shall include two brick walls, one on either side of the access drive, metal fencing, and identifying signage.
4. **Minimum Square Footage and Density.** Each dwelling unit shall have a minimum of 1,300 square feet of finished floor area. No more than 46 units shall be developed on the Property. A minimum lot width of 60 feet shall be provided for all lots.



5. **Architectural Treatment.** All dwellings constructed on the Property shall have an exterior architectural style generally consistent with those shown on Exhibit C and Exhibit D (see case file), or as otherwise approved by the Planning Commission at the time of Plan of Development review. The dwellings shall be constructed of brick, stone, dryvit, vinyl, hardiplank, or other permanent building material approved by the Planning Commission at the time of Plan of Development approval, and each unit shall include an attached or detached garage. Any detached garage shall be placed behind the main structure. Flat panel garage doors shall be prohibited. At least 50% of the garage doors will have a minimum of two (2) of the following enhanced features: arches, hinge straps, or other architectural features on the exterior that enhance the entry. Any areas over the garage doors exceeding four (4) feet in height will include either a decorative gable vent, vinyl trim board, window, or similar feature to break up the visual mass." At least 25% of the front elevation shall be brick or stone, excluding the foundation. Roofing materials shall have a minimum twenty-five (25) year life and associated warranty. Vinyl siding shall have a minimum thickness of 0.042". The manufacturer's printed literature for roofing and vinyl siding shall be provided at the time of building permit application. All side elevations shall contain a minimum of two windows. No cantilevered features shall be allowed. All dwellings shall have either brick or stone foundations. If brick, the foundation shall have a minimum of seven (7) courses. Front stoops and steps shall be constructed of brick or stone. All homes shall be built on a crawl space foundation. Nothing herein shall prohibit basements from being constructed for any home.
6. **Sound Suppression Measures.** Exterior dwelling unit walls that directly abut the railroad shall have a sound transmission class (STC) rating of 54 when tested in accordance with the latest edition of the Virginia Uniform Statewide Building Code which detail from the independent lab test shall be included in the building permit application.
7. **Fireplace Chimneys.** The exposed portions of a chimney shall be constructed of brick or stone. The exposed portion of the flue for a direct-vent gas fireplace shall be constructed of the same material used on the adjacent façade and shall be built on a foundation that is constructed of the same material that is uses on the adjacent foundation.
8. **Front Porches.** Not less than 75% of units shall have front porches. Porches shall have a minimum depth of 5 feet.
9. **Driveways.** All driveways shall be exposed aggregate, stamped or smooth concrete, or asphalt.
10. **Street Trees.** Street trees, with a minimum 2.5" caliper at the time of planting, shall be planted or retained, at approximately 35 foot intervals along both sides of all

streets within the project. Trees acceptable for planting shall be Maple, Elm, Oak, Sycamore, and Birch, or as otherwise approved at the time of plan review.

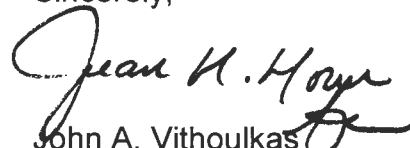
11. **Sidewalks.** Sidewalks a minimum of four (4) feet in width shall be provided along one side of the roads within the development.
12. **Lighting.** Post lights shall be provided in the front yard of each lot.
13. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines or for technical or environmental reason, all utility lines shall be underground.
14. **Front and Side Yards.** Sod and irrigation shall be provided for the front and side yards.
15. **Protective Covenants.** Prior to conveyance of the first unit, restrictive covenants describing development controls, architectural modification standards and maintenance responsibilities for all common areas within the development, including maintenance of the entrance features, shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia. In addition, there shall be a Homeowners Association of the owners of units on the property that shall be responsible for the enforcement of the restrictive covenants, including maintenance of common area, roads, and unit exteriors. The restrictive covenants shall specify the types of allowable mailboxes and lamp posts.
16. **Buffers.** A fifty foot (50') natural buffer shall be maintained adjacent to the railroad track, a twenty five foot (25') natural buffer shall be maintained along the eastern and western property lines of the development, and one hundred foot (100') natural buffer shall be maintained adjacent to Meadow Road. The buffers shall be maintained as natural buffers, to the extent practicable, as determined during plan of development review, with supplemental plantings provided, if necessary, to provide buffers that meet the transitional buffer ten, per the zoning ordinance.
17. **Archeological Study.** If a Phase 1 Archeological Study is required by the County of Henrico Division of Recreation and Parks at POD review, then any artifacts that are found shall be donated to the County.
18. **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 and Sunday, 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.

19. **Flood Plain Areas.** The applicant shall file an application for C-1 zoning for the areas within the property that lie within the 100-year floodplain, unless such areas are needed for roads, access ways, or other purposes approved or required by the Planning Commission or any other governmental body or official, prior to final subdivision approval.
20. **Streets.** Community streets for the development shall be public and designed to the Henrico County Design Standards.
21. **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.
22. **Landscaping.** Each home shall have shrubs or ornamental ground cover along the front foundation.

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

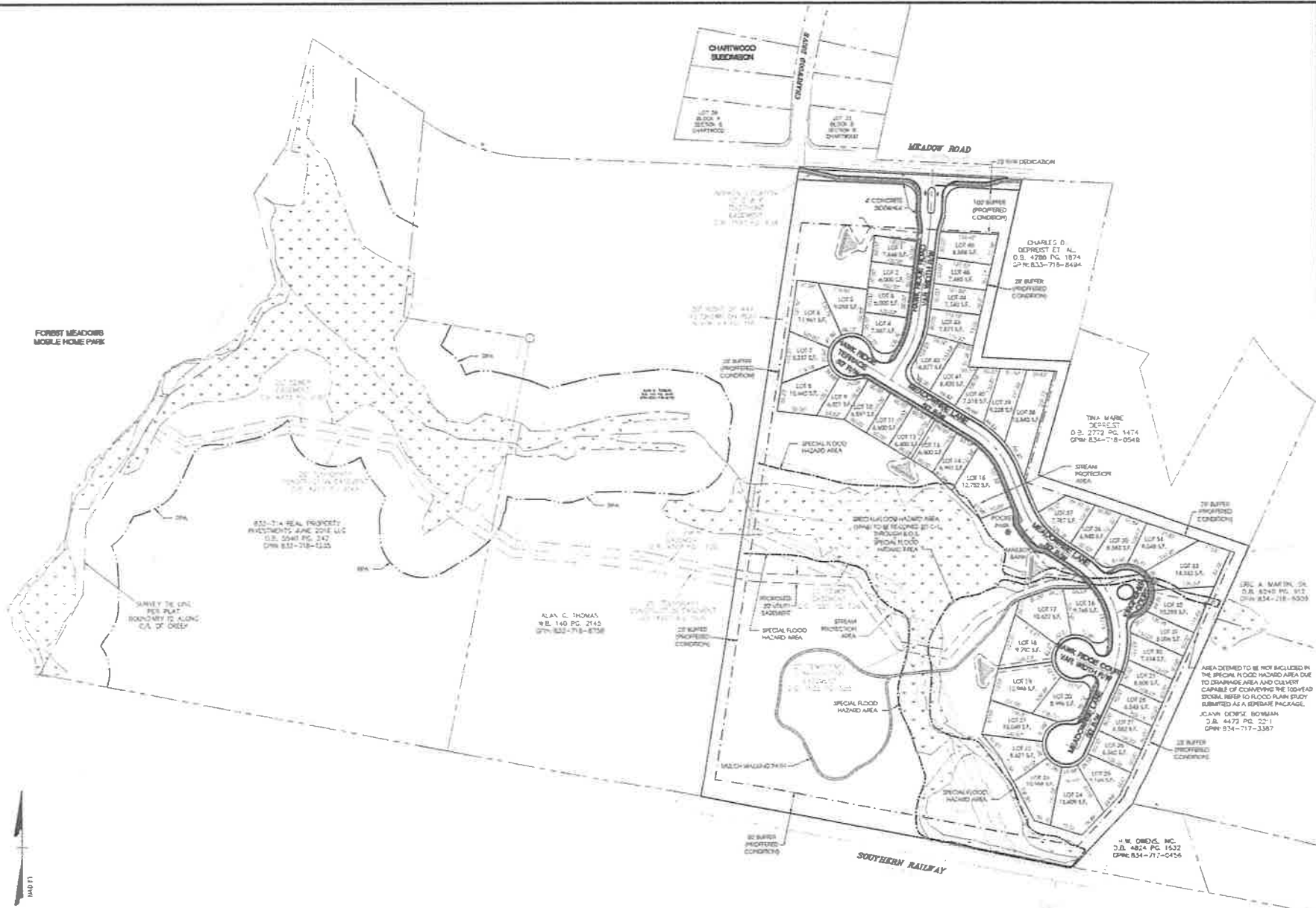
Sincerely,

  
John A. Vithoukas  
County Manager

pc: Meadow Developments, LLC  
Mark Baker, Baker Development Resources  
Director, Real Estate Assessment  
Henrico County Public Schools



FOREST MEADOWS  
MOBILE HOME PARK



**scw solutions**  
1407 POND CHASE PLACE | MIDLOTHIAN, VA | 23113  
TELEPHONE NO. 804.939.8664 | www.scwsolutions.com



PROJECT NO. 10070  
PROJECT MANAGER: JIM OWENS  
QUALITY ASSURANCE: STUART LITTLE



DATE: JULY 18, 2023

DESIGNER: JIM OWENS

SCALE: AS SHOWN

AREA DETERMINED TO BE NOT INCLUDED IN THE SPECIAL FLOOD HAZARD AREA DUE TO DRAINAGE AREA AND CAPACITY CAPABLE OF CONVEYING THE 100-YEAR SPECIAL REEF TO FLOOD PLAIN STUDY SUBMITTED AS A SEPARATE PACKAGE.  
JOYNA DENISE BOWMAN  
D.B. 4473 PG. 22-1  
CPW 934-717-3387

MEADOW DEVELOPMENTS, LLC  
C/O DORADO CAPITAL, LLC  
4500 WILD BIRCH DRIVE  
SUITE 1000, VIRGINIA BEACH  
ERASMUS@MEADOWDEVELOPMENTS.COM  
TEL: 757.485.1000

**MEADOW SPRINGS RUN SUBDIVISION**  
VIRGINIA DISTRICT  
HENRICO COUNTY, VIRGINIA

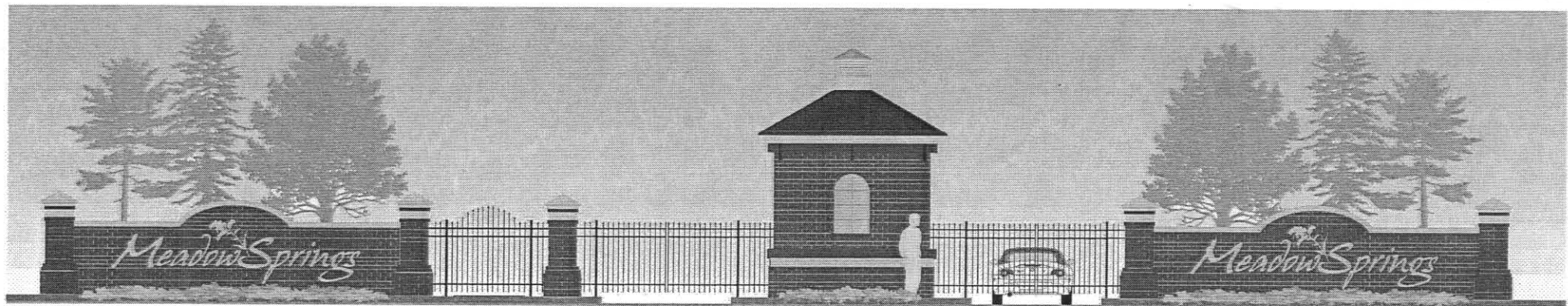
**CONCEPTUAL LAYOUT PLAN**

SHEET NO.

**C1**

**EXHIBIT A**

**REZ2023-00026**



 2823 Governors Center Dr  
Rushville, MN 55124  
P: 952-422-2200  
T: 952-422-2218  
www.yardscape.com

M E A D O W   S P R I N G S   E N T R A N C E   I D

Wall is approach 11 high x 27 wide with gilded 2 1/2 lips

Scale: 1/8" = 1'-0"

This drawing was created and supplied by Yardscape Home & Design.  
It may be used, or reproduced in part or whole, without the written consent of Yardscape Home & Design.

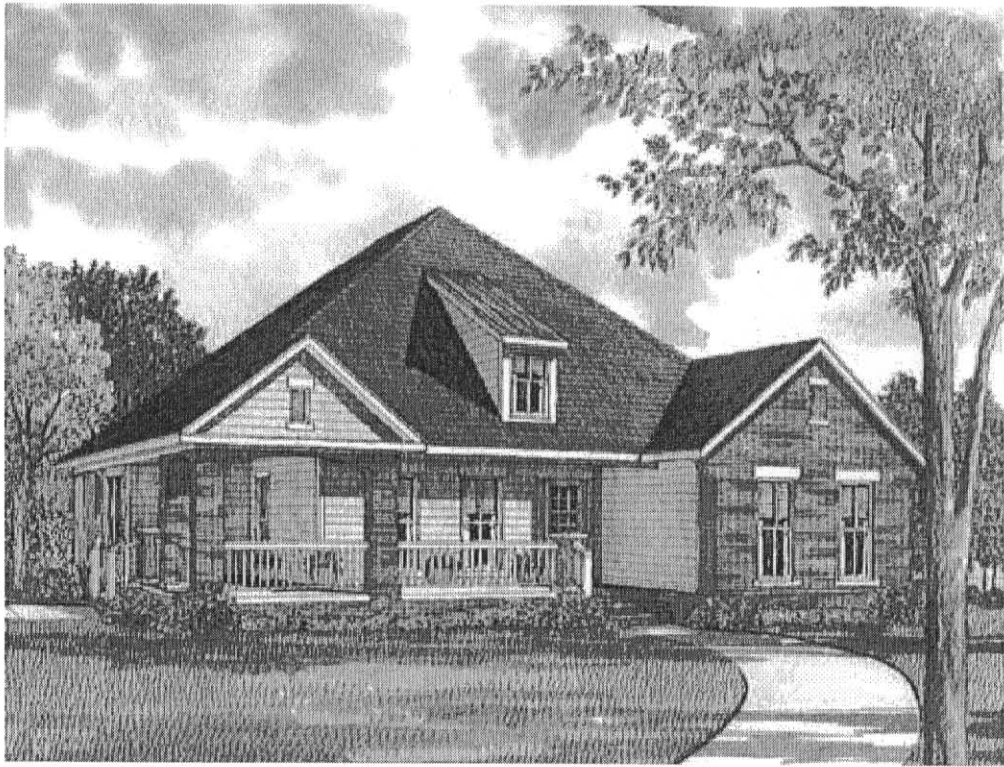
REZ2023-00026

**EXHIBIT B**



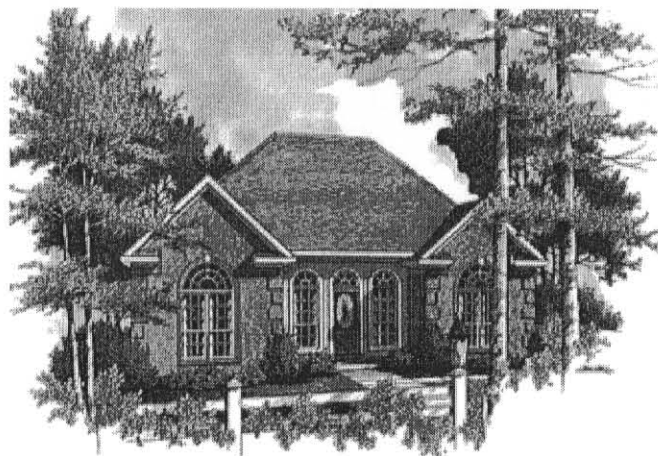












REZ2023-00026

EXHIBIT C



REZ2023-00026

**EXHIBIT C**





EXHIBIT D

REZ2023-00026





EXHIBIT D

REZ2023-00026





EXHIBIT D

REZ2023-00026





EXHIBIT D

REZ2023-00026





EXHIBIT D

REZ2023-00026





EXHIBIT D

REZ2023-00026





EXHIBIT D

REZ2023-00026





EXHIBIT D

REZ2023-00026