



# Proffers for Conditional Rezoning

## County of Henrico, Virginia

4301 E. Parham Road, Henrico, Virginia 23228  
 Henrico Planning Web Site: <http://www.henrico.us/planning>

Mailing Address: Planning Department, P.O. Box 90775, Henrico, VA 23273-0775 Phone (804) 501-4602 Facsimile (804) 501-4379

Original     Amended    Rezoning Case No. REZ2021-00038    Magisterial District Three Chopt

Pursuant to Section 24-121 (b) of the County Code, the owner or duly authorized agent\* hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Andrew M. Cordlin    Andrew M. Cordlin    July 7, 2021  
 Signature of Owner or Applicant / Print Name    Date

\*If applicant is other than Owner, the Special Limited Power of Attorney must be submitted with this application

REZ2021-00038

1. **Concept Plan.** The Property shall be developed in general conformance with EXHIBIT A, attached (see case file) entitled "WOODSON HILLS AT BACOVA, SECTION 3, THREE CHOPT DISTRICT, HENRICO COUNTY, VIRGINIA", prepared by Youngblood, Tyler & Associates, P.C., and dated July 6, 2021. The exact locations, footprints, configurations, size, and details of the lots, roads and other Improvements shown on the Concept Plan are illustrative and may be subject to change and may be updated from time to time as required for final engineering design, compliance with governmental regulations or as otherwise approved at the time of subdivision or plan of development review of the Property.
2. **Architectural Features.** All dwellings shall have an architectural style and use design elements generally similar to those images set forth on the Exhibit A (pages 1-4) provided as part of case REZ2019-00030 (see case file). Such renderings are conceptual in nature and are provided only as an illustration of the quality of the design and architectural style of such buildings. Various design elements shall be incorporated to provide variety amongst individual dwelling units including, but not limited to the following: varying colors of brick, brick accents (including, but not limited to, arches with or without keystones, soldier courses, quoin corners, and accent coloring different from any main brick coloring), varying colors of siding, varying window designs, and varying doorway designs. No two homes adjoining each other side by side shall be identical in exterior architectural features and colors. The side of any dwelling that is on the opposite side of the zero-lot line side of the dwelling shall include at least two windows. Any porch (which shall not include front access stoops) shall be a minimum of five feet (5') in depth as measured from the front of the home.
3. **Density.** No more than 18 residential dwelling units shall be constructed on {01265938;v1}



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the Property and "Area Reserved for Future Development" in Woodson Hills at Bacova, Section 1. Any residual land that is reserved and would be combined with land adjacent to this Property to form a buildable lot would not be counted toward this density restriction.

4. **Home and Lot Details.** Any new home constructed on the Property shall have a minimum of 2,000 square feet of finished floor area and shall be located on a lot with a minimum lot width of 50 feet at the minimum front setback line.
5. **Recreational Facility.** All homes shall have the right to use the recreational facility provided as part of Case C-9C-11 (see case file).
6. **Foundations.** All dwelling units on the Property shall be constructed on slabs at grade, elevated slabs or crawl space foundations except for basements and garages. The exterior portion of the foundations below the first-floor level which is visible above grade shall be finished with full standard brick or stone unless otherwise approved by the Director of Planning. Dwelling units not built on a crawl space foundation shall be faced with a minimum one (1) foot full standard brick or stone foundation. Dwelling units built on a crawl space foundation, with steps to the main entrance, including front access stoops or porches, but not including homes with country porches, shall be faced with full standard brick or stone with a finished concrete or exposed aggregate landing for any such steps, stoops or porches and any visible piers on porches shall be constructed of brick.
7. **Exterior Materials.** Any dwelling, including any garage (whether attached or detached) accessory to such dwelling upon the same lot, whether attached or detached, shall have exposed exterior walls (above finished grade) of full standard brick, stone, cementitious siding, or a combination of the foregoing, unless otherwise approved by the Director of Planning.
8. **Roof Material.** The roof of each dwelling shall be constructed with a roof that has a minimum certified twenty-five (25) year warranty.
9. **Garages.** Every dwelling shall be constructed with no less than a one (1) car garage that shall have a minimum interior clear area of eighteen (18) feet in length by ten (10) feet in width at the time of construction.
10. **Driveways.** All driveways shall be constructed of exposed aggregate, concrete, brick, stone, asphalt, pre-cast pavers or other similar materials approved by the Director of Planning. No individual lots shall have direct

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access to Kain Road.

11. **Fireplace Chimneys.** The exposed portions of all fireplace chimneys shall be of full standard brick, stone, or cementitious siding. The exposed bases of all chimneys shall be of the same material as the building foundations. The exposed portion of the flue for a direct-vent gas fireplace shall be constructed of the same material used on the adjacent siding and shall be built on a foundation that is constructed of the same material that is used on the adjacent foundation.
12. **Cantilevering.** No cantilevered features will be allowed on the front or side of the home, except for second story bay windows which will be designed and constructed with decorative corbels.
13. **Lighting.** Pedestrian scale residential lighting shall be provided on each lot. Such lighting shall be non-glare, decorative in style, residential in character and shall be provided at least in the front yard of each residential lot.
14. **Kain Road Improvements.** The southern side of Kain Road shall be widened and improved to Henrico County public road standards, with curb and gutter, as it adjoins the Property.
15. **Landscaping. Buffer and Fencing Requirements.**
  - a. Overall. Any buffer within the Property required herein shall be retained as natural and may also be landscaped, and may include supplemental plantings, signage, berms and/or fencing and other purposes as approved by the Planning Commission at the time of landscape plan review. Buffer areas with installed landscaping shall be irrigated unless otherwise approved by the County at the time of subdivision or plan of development review. Roads, sidewalks, utility easements (including drainage), common owned fencing/walls adjacent to any roads or drives, and signage shall be permitted within such buffer; provided, any such road or utility easements shall be extended generally perpendicular through such buffer. All buffers, whether in common area or a lot, shall be maintained by the Association, hereinafter defined. No fencing and walls for an individual lot may be located within a buffer. No chain link fencing or stockade fencing shall be permitted on the Property.
  - b. Kain Road. A natural and landscaped buffer a minimum of at least twenty-five (25) feet in width and planted to the level of a transitional

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buffer 25 shall be provided adjacent to Kain Road. Such buffer shall include a fence as depicted on Exhibit 8 from case C-9C-11.

16. **Sidewalks.**

- a. Kain Road. When requested by the County, the area needed to construct a five (5) foot wide sidewalk and two-foot grass strip shall be dedicated to the County along the entire ultimate boundary for the southern line of Kain Road.
- b. Internal. A sidewalk a minimum of 4 feet wide shall be provided on one side of all roads within the Property, unless otherwise approved by the County at the time of subdivision or plan of development review of the Property.

17. **Protective Covenants.** Prior to or concurrent with the final approval of the initial subdivision or plan of development for the Property, a document setting forth covenants (the "Covenants") shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of the Property and establishing an owners' association (the "Association"). The Association may be a part of a larger association encompassing more property than just the Property. The Covenants shall provide for high standards of uniform maintenance of individual sites, common areas, open space, landscaping and private streets. The Association shall establish uniform rules related to the standards for approval by the Association of improvements within the Property, including, but not limited to, construction of any buildings and other structures and signage.

18. **Lot Landscaping.** A minimum of one (1) tree measuring a minimum of 2.5" shall be retained or planted in the front or side yard of every lot and two (2) such trees on corner lots. All yards on a lot shall be irrigated and planted with sod. Each home shall have prototypical plantings (shrubs and ornamental ground cover) along the entire front foundation as approved by the Planning Commission at the time of subdivision or plan of development review of the Property.

19. **Underground Utility Lines.** All utility lines on the Property shall be

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underground, except for already existing utilities, junction boxes, meters, utility lines in wetland areas and utility lines required to be above ground by the utility company. Electrical junction boxes and meters shall be screened from public view with a wall, fence, landscaping, or such other method as may be approved by the County at the time of subdivision or plan of development review of the Property.

20. **Best Management Practice.** Best Management Practice structures shall be located outside of any landscaped buffer within the Property, except as a landscaping amenity or water-related feature and if specifically permitted by the Director of Planning or the Planning Commission at the time of subdivision or plan of development review of the Property. Any aboveground Best Management Practice structure shall include an aeration feature to move water within such structure.
21. **Hours of Construction.** During the construction of the development on the Property the hours of exterior construction shall be limited to 7:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 8:00 p.m. on Saturdays, 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 shall require the approval of the Director of Planning. Construction signs shall be posted in English and in Spanish and shall state the hours of construction.
22. **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.