

RESOLUTION

Goochland County Board of Supervisors
Goochland County
Goochland, Virginia

At a regular meeting of the Goochland County Board of Supervisors held in the General District Courtroom at the Goochland Courthouse at 10:00 a.m., Tuesday, April 5, 1988, the following action was taken:

Present:	Vote:	Absent:
Andrew W. Pryor - Chairman	Yes	
Dr. James H. Bowles	Yes	
Mrs. Eva Foster	Yes	
Karl E. Hawk	Yes	
Lawrence B. Nuckols	Yes	

On a motion by Mr. Hawk, seconded by Dr. Bowles, the following resolution was adopted:

WHEREAS, Harold Starke and Ed Kidd acting as Trustees for West Creek filed application R87-13 for the zoning reclassification of approximately 3299 acres identified as Assessor's Parcel Nos. 59(1)38, 58(1)92, 59(1)44, 58(1)104, 104A and 104E, 59(1)45, 58(1)112, 64(1)1, 64(1)4, 64(1)5, 64(1)3 and E, 59(1)114, 58(1)5A, 58(1)B, 58(1)113, 64(8)1, 63(1)170, 64(1)42, 64(1)43, 64(1)47; and 64(5)4 Lots 25 and 36 and a 25 foot wide strip located along the southern line of Lot 25 generally bounded by Route 6, Route 623, Route 250 and Tuckahoe Creek in the Dover Magisterial District; and

WHEREAS, the application request zoning reclassification from A-2 (Agricultural, Limited) and R-3 (Residential, General) to M-1 (Industrial, Limited) Article 14, Section 2.20 (Planned Development Park) as cited in the Goochland County Zoning Ordinance for approximately 3299 acres as described above; and

WHEREAS, the applicant plans to develop a commercial business park consisting of office, office distribution, research and development, medical offices, bulk warehousing, retail shopping facilities, hotels and other related uses permitted within a planned development; park; and

WHEREAS, the Goochland County Board of Supervisors held a public hearing on March 29, 1988 after it was duly advertised and adjacent property owners notified pursuant to Section 15.1-431 and 15.1-493 Code of Virginia (1950, as amended); and

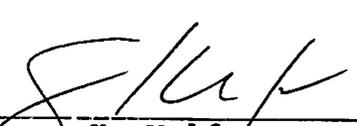
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WHEREAS, after discussion among members, the Goochland County Board of Supervisors determined that a mixed use business park could be supported in the defined planned service area in the Dover Magisterial District of Goochland County; and

WHEREAS, after discussion on April 5, 1988, the Goochland County Board of Supervisors giving due consideration to the public health, safety convenience and welfare of all citizens and to the plan for future development of the county including transportation impacts, economic development, drainage concerns, open space, buffering and setback requirements and the general desirability of the project with respect to its location in the Planned Service Area as addressed in the Comprehensive Plan, determined that the applicants' rezoning request should be approved.

NOW, THEREFORE, BE IT RESOLVED this 5th day of April 1988, the Goochland County Board of Supervisors does approve the requested zoning reclassification of 3,299 acres identified as Assessor's Parcel Nos. 59(1)38, 58(1)92, 59(1)44, 58(1)104, 104A and 104B, 59(1)45, 58(1)112, 64(1)1, 64(1)4, 64(1)5, 64(10A and B, 58(1)114, 58(10)5A, 58(11)B, 58(1)113, 64(8)1, 63(1)170, 64(1)42, 64(1)43, 64(1)47 and 64(5)4 Lots 35 and 36 and a 25 foot wide strip located along the southern line of lot 35 generally bounded by Route 6, Route 623, Route 250 and Tuckahoe Creek from A-2 (Agricultural, Limited) and R-3 (Residential, General) to M-1 (Industrial, Limited) Article 14, Section 2.20 (Planned Development Park) as cited in the County Zoning Ordinance with the attached conditions proffered as part of the rezoning application.

A COPY TESTE:



Gregory K. Wolfrey
County Administrator

MAYS & VALENTINE

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ARLINGTON, VIRGINIA 22204
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ASHLAND, VIRGINIA 23005
TELEPHONE (804) 697-1330

March 28, 1988

FILE NO. 6414.001
DIRECT DIAL NO. (804) 697-1445

BY HAND

Mr. Gregory K. Wolfrey
County Administrator
County of Goochland
Goochland, Virginia 23063

Re: West Creek Amended Proffers

Dear Greg:

In response to questions raised and suggestions made to C. B. as a result of your conversations with Board members, the proffers for West Creek have been amended once again. The changes are as follows:

1. A definition of nature preserve has been added. Section A(18).
2. The description of a buffer has been modified and converted to a definition. Sections A(19) and H(2)(d).
3. The measurement of buffers and setbacks along U. S. Route 250 have been clarified to establish that measurements will be made from the right of way which will exist following the proffered dedication for the widening of U. S. Route 250. Sections D(1)(d), H(2)(c) and H(4)(c).
4. The references to additional access points from State Routes 6 and 623 and U. S. Route 250 were deleted. Sections D(4), D(5) and D(6).
5. Section F(7) relating to construction of storm water retention facilities was reworded.
6. Section H(11) relating to owners associations was deleted.

Eight copies of the amended and restated proffers dated March 28, 1988 are enclosed.

Mr. Gregory K. Wolfrey
March 28, 1988
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Please call me with any questions.

Very truly yours,


Edward B. Kidd

81/693

Enclosures

cc: Darvin E. Satterwhite, Esquire, w/encl.
Mr. Robert A. Hammond, w/encl. ✓
Mr. C. B. Robertson, III, w/encl.

AMENDED AND RESTATED
PROFFERED CONDITIONS FOR
REZONING APPLICATION FILED FOR
THE WEST CREEK DEVELOPMENT

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In connection with their request for rezoning, the applicants hereby voluntarily proffer the following amended and restated conditions as of March 28, 1988:

A. DEFINITIONS

There are several terms used in these proffered conditions which are not defined in the Goochland County Zoning Ordinance. These terms are defined as follows:

1. Property or Development. References to "the property" or "the development" shall mean the 3,299+ acres which are a part of this rezoning request as shown on the compiled map dated October 16, 1987, prepared by J. K. Timmons & Associates, P.C.
2. Project or Parcel. References to "a project" or "a parcel" shall mean the individual lot or parcel which is delineated on the site plan submitted to the Goochland County Planning Commission in connection with Plan of Development review.
3. Developer. References to "the developer" shall mean the owner of the applicable portion of the property at the time a site plan for such portion of the property is submitted to the Goochland County Planning Commission in connection with Plan of Development review.

4. Master Plan. References to "the Master Plan" shall mean the Master Land Use Plan dated October 14, 1987 prepared by Clower Associates, Inc. The Master Plan is a conceptual plan and none of the specific roads, parcel dimensions or other matters identified on the Master Plan are proffered to be included within the development as shown, except to the extent specifically included within these proffered conditions.

5. Parkway/Collector Roads. For the purpose of determining applicable building and parking setbacks and roads required for each phase of development, references to "parkway/collector roads" shall mean the major collector roads providing access to the development from State Route 6, State Route 623 and U.S. Route 250 having rights of way varying between ninety (90) feet and one hundred twenty (120) feet. These roads are shown conceptually on the Master Plan as West Creek Parkway, Tuckahoe Creek Parkway, Ridgefield Parkway and Readers Branch Parkway.

6. Internal Roads. For the purpose of determining applicable building and parking setbacks, references to "internal roads" shall mean all roads within the development other than State Route 6, State Route 623,

U.S. Route 250, the parkway/collector roads and State Route 288 which provide the public access to any project or parcel. Internal roads shall not include private driveways or entrances providing access to two (2) or more projects or parcels where such projects or parcels adjoin a parkway/collector road or another road classified as an internal road.

7. Perimeter Landscaping A. References to "Perimeter Landscaping A" shall mean the following:
- a. At least one (1) large deciduous tree for each fifty (50) lineal feet along the project perimeter shall be planted or retained within the applicable required setback areas; and
 - b. At least one (1) evergreen tree for each thirty (30) lineal feet along the project perimeter shall be planted or retained within the applicable required setback areas; and
 - c. At least one (1) small deciduous tree for each thirty (30) lineal feet along the project perimeter shall be planted or retained within the applicable required setback areas; and

- d. At least one (1) medium shrub for each ten (10) lineal feet along the project perimeter shall be planted within the applicable required setback areas.
- e. For any portion of the project perimeter where no natural vegetation exists which would qualify for credit toward the required landscaping, if an undulating berm at least five (5) feet in height is constructed along such portion of the project perimeter, one (1) small deciduous tree shall be required only for each fifty (50) lineal feet along such portion of the project perimeter instead of each thirty (30) lineal feet and one (1) medium shrub shall be required only for each fifteen (15) lineal feet along such portion of the project perimeter instead of each ten (10) lineal feet.

8. Perimeter Landscaping B. References to "Perimeter Landscaping B" shall mean the following:

- a. At least one (1) large deciduous tree for each fifty (50) lineal feet along the project perimeter shall be planted or retained within the applicable required setback areas; and

- b. At least one (1) evergreen tree for each thirty (30) lineal feet along the project perimeter shall be planted or retained within the applicable required setback areas; and
- c. At least one (1) small deciduous tree for each fifty (50) lineal feet along the project perimeter shall be planted or retained within the applicable required setback areas; and
- d. At least one (1) medium shrub for each fifteen (15) lineal feet along the project perimeter shall be planted within the applicable required setback areas.
- e. For any portion of the project perimeter where no natural vegetation exists which would qualify for credit toward the required landscaping, if an undulating berm at least six (6) feet in height is constructed along such portion of the project perimeter, one (1) small deciduous tree shall be required only for each one hundred (100) lineal feet along such portion of the project instead of each fifty (50) feet, one (1) evergreen tree shall be required only for each fifty (50) lineal feet along such portion of the project perimeter

instead of each thirty (30) lineal feet and one (1) medium shrub shall be required only for each twenty (20) lineal feet along such portion of the project perimeter instead of each fifteen (15) lineal feet.

9. Perimeter Landscaping C. References to "Perimeter Landscaping C" shall mean the following:

- a. At least one (1) large deciduous tree for each seventy-five (75) lineal feet along the project perimeter shall be planted or retained within the applicable required setback areas; and
- b. At least one (1) small deciduous tree for each fifty (50) lineal feet along the project perimeter shall be planted or retained within the applicable required setback areas; and
- c. At least one (1) evergreen tree for each fifty (50) lineal feet along the project perimeter shall be planted or retained within the applicable required setback areas; and
- d. At least one (1) medium shrub for each twenty (20) lineal feet along the project perimeter shall be planted within the applicable required setback areas.

10. Small Deciduous Trees. For the purpose of determining landscaping requirements, references to "small deciduous trees" shall mean trees of a species having an average minimum mature crown spread of greater than twelve (12) feet and a minimum caliper of two and one half (2.5) inches measured one (1) foot above ground for new trees at the time of planting or a minimum caliper of four (4) inches measured one (1) foot above ground for existing trees.
11. Large Deciduous Trees. For the purpose of determining landscaping requirements, references to "large deciduous trees" shall mean trees of a species having an average minimum mature crown spread of greater than thirty (30) feet and a minimum caliper of three and one half (3.5) inches measured one (1) foot above ground for new trees at the time of planting or a minimum caliper of six (6) inches measured one (1) foot above ground for existing trees.
12. Evergreen Trees. For the purpose of determining landscaping requirements, references to "evergreen trees" shall mean evergreen trees with a minimum height of six (6) feet for new trees at the time of planting or a minimum height of ten (10) feet for existing trees.

13. Medium Shrubs. For the purpose of determining landscaping requirements, references to "medium shrubs" shall mean shrubs with a minimum height of two (2) feet at the time of planting.
14. Bulk Warehousing. References to "bulk warehousing" shall mean buildings with clear ceiling heights of eighteen (18) feet or greater devoted primarily (typically greater than 95% of building area) to the receiving handling and shipping of materials for storage.
15. Phases. For the purpose of determining what road improvements must be constructed in connection with the development of the property as set forth in Section D of these proffered conditions, references to Phases 1, 2 and 3 shall be defined as follows:
- a. References to "Phase 1" of the development of the property shall mean development within the area lying between the northern line of State Route 6 and a point 7,800 feet north of the northern line of State Route 6.
 - b. References to "Phase 2" of the development of the property shall mean development within the area lying between the southern line of U.S. Route 250

and a point 9,000 feet south of the Southern line of U.S. Route 250.

c. References to "Phase 3" of the development of the property shall mean development within the remainder of the property lying north of Phase 1 and south of Phase 2.

16. Floor Area Ratio. References to "floor area ratio" shall mean the total square foot amount of net leasable floor area on a parcel for each square foot of land area within such parcel exclusive of road rights of way, whether public or private.
17. Building. For the purpose of applying building setbacks established by these proffered conditions which are in excess of those otherwise designated in the Goochland County zoning ordinance, references to a "building" shall mean the primary structure excluding porches, roof overhangs, steps and walks.
18. Nature Preserve. For the purpose of determining what areas are not to be considered part of the required open space, references to a "nature preserve" shall mean any area along the Tuckahoe Creek flood plain which is set aside by the developer for the protection and preservation of plant or animal life and ecosystem of Tuckahoe Creek.

19. Buffer. References to "buffers" or "buffer areas" shall mean areas intended to provide a transition between the improvements to be constructed on the property and other adjoining properties or rights of way. No buildings, parking areas or internal driveways shall be permitted within any area designated as a buffer and uses within such areas shall be limited to access drives, recreational areas, landscaping, lakes or ponds, public and private utilities, jogging trails, project identification signs and public or private rights of way. These areas may be cleared of underbrush, vines, dead materials and small trees having a maximum caliper of six (6) inches at a point one (1) foot above ground level and otherwise only as required for access drives, utilities and public rights of way. All other plantings shall be left in their natural state except as may be approved by the Gochland County Planning Commission.

B. PLAN OF DEVELOPMENT REVIEW

Prior to issuance of a building permit for any project within the property, detailed site plans including all information and requirements for Plan of Development review under Article 17, Section 18 of the Gochland County Zoning Ordinance and also including landscaping plans shall be

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submitted for review and approval by the Goochland County Planning Commission.

C. PROHIBITED USES

No portion of the property will be used for the following purposes:

1. Automobile sales and service.
2. Outdoor shooting ranges.
3. Public billiard parlors, pool rooms, bowling alleys, dance halls and similar forms of public amusement except as may be incorporated within a retail shopping center in excess of seventy-five thousand (75,000) square feet. Dancing facilities within a restaurant or lounge shall not constitute dance halls within the meaning of this section.
4. Bulk oil storage except for use by the owner/occupant on the property.
5. Mobile home sales lots.
6. Travel trailer, motor home and camper sales lots.
7. Airports and private landing areas except for heliports, helistops and related facilities.

8. No bulk warehousing shall be permitted within five thousand (5,000) feet from State Route 6.
9. No retail use shall be permitted within one thousand (1,000) feet from State Route 6 unless approved by the Goochland County Board of Supervisors in a future rezoning of the applicable portion of the property.

D. ROAD DEDICATION AND IMPROVEMENTS; PHASING OF DEVELOPMENT

1. In connection with the development of Phases 1, 2 and 3 of the property, the following road improvements will be constructed or rights of way dedicated, as applicable, by the developer of the property prior to the issuance of certificates of occupancy for projects within the applicable phase of development:
 - a. Prior to the issuance of any certificates of occupancy for projects lying within Phase 1, a parkway/collector road looping through Phase 1 with two (2) intersections with State Route 6 will be under construction and the portion of the parkway/collector road providing primary access to such project shall be completed to the extent described in subparagraph g below. This parkway/collector road is shown conceptually on the Master Plan as West Creek Parkway.

b. Prior to the issuance of any certificates of occupancy for projects lying within Phase 2, a parkway/collector road connecting State Route 623 and U.S. Route 250 will be under construction and the portion of the parkway/collector road providing primary access to such project shall be completed to the extent described in subparagraph g below. This parkway/collector road is shown conceptually on the Master Plan as Readers Branch Parkway and the portion of Tuckahoe Creek Parkway from its intersection with Readers Branch Parkway north to U.S. Route 250.

c. Prior to the issuance of any certificates of occupancy for projects lying within Phase 3, (i) a parkway/collector road from Route 623 (conceptually shown as Ridgefield Parkway on the Master Plan) to a point of intersection with a north-south connector road connecting this parkway/collector road and the parkway/collector road to be constructed within Phase 1 will be under construction with the portion of the parkway/collector road providing primary access to such project shall be completed to the extent described in subparagraph g below and (ii) the

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north-south connector road described in (i) above shall be completed to the extent described in subparagraph g below.

- d. In connection with the development of Phase 2, right of way shall be dedicated along the southern line of U.S. Route 250 up to a distance of seventy (70) feet measured from the existing centerline of U.S. Route 250 as needed for the widening of U.S. Route 250. All required setbacks and buffers along U.S. Route 250 will be measured from the right of way line which will exist following this dedication.
- e. The specific alignments of these roads consistent with these proffers shall be determined and approved by the Goochland County Planning Commission and VDOT in connection with Plan of Development review.
- f. Each of the collector/parkway roads shall be constructed to VDOT standards and shall be dedicated with the applicable rights of way to the County of Goochland or the Commonwealth of Virginia, as applicable.

- g. The proffer in subparagraph (f) above to construct parkway/collector roads to VDOT standards shall not be effective to require completion and dedication prior to issuance of certificates of occupancy. Prior to issuance of certificates of occupancy required roads shall be completed to the extent of the base and at least one (1) layer of plant mix asphalt. The final layer of plant mix asphalt will be withheld until all sewer lines, water lines and other conduits have been placed under the pavement but will be completed to an approved VDOT pavement depth and design prior to request for VDOT acceptance of the road.
- h. In connection with the submittal of plans for the construction design of the parkway/collector roads within each phase of the property, the developer shall submit to the Goochland County Planning Commission for review and approval a traffic impact analysis of the development of such phase based on projections over the following twenty (20) year period. The traffic impact analysis shall include a breakdown of projected uses and square footages within the applicable phase of the property.

- i. The completion of all public roads to be constructed within the property shall be guaranteed by appropriate means which comply with the usual requirements of Goochland County for public roads. Any developer who constructs a public road within the property shall be responsible for the maintenance of such road until it has been accepted into the public system for maintenance.
2. No roads providing access to the property shall be extended to or connected with Huguenot Lane, Rochelle Road or Ville Ponteaux Avenue as such roads presently exist or may be constructed at the locations shown on the recorded subdivision plats for Huguenot Hills.
3. Route 288.
 - a. Until the earlier of (i) the decision regarding the location of State Route 288 has been made by VDOT or (ii) December 31, 1988, the developer will reserve sufficient right of way through the property for the construction of State Route 288 generally as shown on the Master Plan which right of way shall be dedicated to the Commonwealth of Virginia provided (i) an access plan for the

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property acceptable to the developer is approved by VDOT and Goochland County, (ii) VDOT and the developer reach mutual agreement regarding allocation of the costs of constructing the interchanges between State Route 288 and the roadways serving the property with the developer having no responsibility regarding the interchanges at State Route 6 and U.S. Route 250 and (iii) VDOT has committed to the construction of State Route 288 between State Route 6 and Interstate Route 64 no later than December 31, 1990 with construction scheduled to be completed no later than December 31, 1994. The developers reservation of and agreement to dedicate right of way for State Route 288 shall not limit the ~~developer's~~ right to design and construct roads, utilities and other improvements which will cross the reserved right of way.

- b. If no decision has been made on the location of State Route 288 by December 31, 1988 or a decision has been made to locate State Route 288 outside of the corridor generally as shown on the Master Plan or any of the conditions set forth in (a) above are not satisfied, the developer shall

have no obligation (i) to reserve or dedicate right of way for State Route 288 or (ii) to submit the access plan described in (a) above.

4. Except for access to the existing Oak Hill Country Club for as long as it is operated as a golf course or country club, no access shall be provided to any individual parcel directly from State Route 6. Access from State Route 6 shall be provided by a parkway/collector road shown conceptually on the Master Plan as West Creek Parkway.
5. No access shall be provided to any individual parcel directly from U.S. Route 250. Access from U.S. Route 250 shall be provided by a parkway/collector road shown conceptually on the Master Plan as Tuckahoe Creek Parkway.
6. No access shall be provided to any individual parcel directly from State Route 623 except for emergency access to and from any community service uses including fire, police and rescue services. Access from State Route 623 shall be provided by two (2) parkway/collector roads shown conceptually on the Master Plan as Readers Branch Parkway and Ridgefield Parkway.

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E. PARKING AND LOADING; SCREENING

1. All (a) loading and unloading (dock areas), (b) outdoor storage of company owned and operated vehicles, with the exception of passenger vehicles and (c) all solid waste storage areas, including dumpsters and self contained compactors, shall be screened from view from streets, drives and adjacent parcels by architectural design or by use of berming or landscaping. The method or methods of screening selected by the developer (subject to the requirements of any applicable protective covenants) shall be shown on the site plan to be submitted at the time of Plan of Development review.
2. Driveways and parking areas shall be paved with concrete, bituminous concrete, or other similar material. Concrete curb and gutter shall be installed around the perimeter of all driveways and parking areas. Drainage shall be designed so as not to interfere with pedestrian traffic.
3. No outside storage of materials or product inventory shall be permitted in connection with any manufacturing or warehousing facility within the development.

4. Exterior mechanical and electrical equipment, air conditioning equipment, air handling equipment, transformers, vents and fans, whether mounted on the roof or walls of any building or structure or on the ground, shall be placed or screened so that the predominant design lines of the building or structure continue without visual distraction or interruption. If any such equipment is not screened by the exterior walls of the building or structure or by walls designed to be perceived as an integral part of the building or structure, such equipment shall be separately screened using (i) the same materials used in the construction of the building or structure, (ii) other materials compatible to those used in the construction of the building or structure or (iii) berming or landscaping. The method of screening selected by the developer (subject to the requirements of any applicable protective covenants) shall be shown on the site plan submitted at the time of Plan of Development review.

F. UTILITIES AND ENVIRONMENTAL ENGINEERING

1. No uses shall be permitted which would use any water or sewer system other than as provided by Goochland County (directly or through Henrico County) unless

approved by the Goochland County Health Department. Centralized sewer systems utilizing drainfields will be constructed only in areas where sewer service provided by Goochland County is unavailable and will be designed and constructed to facilitate connection to the Goochland County system when service becomes available. Prior to construction, water and sewer plans shall be submitted to and approved by Goochland County.

2. As water and sewer lines are connected to and accepted by Goochland County as part of the systems provided by Goochland County, easements for utility lines shall be dedicated to Goochland County. All easements shall be of sufficient size to allow for future installation of parallel lines to provide service to other properties.
3. All new utility lines including electrical, telephone, sanitary sewer and water lines shall be placed underground.
4. The number and location of fire hydrants needed to serve each project within the property shall be determined at the time of Plan of Development review based on Goochland County's Design Standards and Specifications for Water and Sewer Construction

Standards Manual. The Developer shall pay for the installation of fire hydrants required to serve the project.

5. All exterior lighting within an individual project shall be designed, positioned, and located so as not to project direct light into adjacent properties. The design of light fixtures and their location shall be approved in conjunction with Plan of Development review. This condition shall not limit the extent or type of lighting allowed within public rights of way.
6. Prior to issuance of a building permit for any project within the property, the developer shall provide an analysis of the drainage for the property, showing existing drainage and the impact this development will have on the property and the surrounding area. An overall construction plan shall be submitted to the Goochland County Planning Department and VDOT for proposed on-site and off-site drainage facilities. After approval of this plan by the Goochland County Planning Department and VDOT, phasing of drainage facility construction shall be allowed based upon the phasing of the development of the property as the need for such construction is determined in connection with Plan of Development review.

7. Storm water retention or detention lakes, ponds or other facilities will be constructed and the drainage plan to be submitted pursuant to Section F(6) above shall include plans for the lakes, ponds or other facilities. Prior to the issuance of any building permits, the ownership and maintenance of the lakes, ponds or other facilities shall be established as the responsibility of private entities. Upon completion of the construction of the lakes, ponds or other facilities, a professional engineer licensed to practice in the Commonwealth of Virginia shall certify to the Goochland County Planning Department that the lakes, ponds or other facilities have been installed in accordance with the approved plan.

8. For those parcels where drainage areas are situated wholly or substantially on the property, storm water retention will be provided such that the rate of runoff of water that would be produced by a postdevelopment fifty (50) year storm will not exceed the rate of runoff of water that would be produced by a predevelopment ten (10) year storm.

G. SIGNAGE

Prior to the installation of any permanent signs within an individual project, a comprehensive sign program to include typical sizes, colors, design, lighting and location shall be submitted to the Goochland County Planning Department for approval in connection with Plan of Development review.

H. OPEN SPACE, BUFFERS AND SETBACKS

1. Open Space.

A total of thirty percent (30%) of the area within each parcel exclusive of (i) rights of way for all public and private roads designated within the property and (ii) any areas located within nature preserves or lakes containing more than fifteen (15) acres of area shall be devoted to open space. Such open space may be included within individual parcels, may be owned by an owners association or may be transferred to third parties subject to restrictions requiring that it be maintained as open space. Except as provided above, such open space may include, but shall not be limited to lakes, natural areas, paved areas for pedestrian use, water areas, landscaping elements, whether functional or aesthetic in nature, and outdoor recreation areas.

2. Buffers.

- a. A fifty (50) foot buffer shall be maintained along the outside perimeter of the property except along (i) Tuckahoe Creek (ii) those areas where larger buffers are provided in (b) and (c) below and (iii) any portion of the perimeter of the property adjoining areas zoned M-1. 3299
'acres
- b. A one hundred (100) foot buffer shall be maintained along the outside perimeter of the property at all locations adjoining existing residences which are shown as "Residence Buffer" on the Master Plan.
- c. A one hundred (100) foot buffer shall be maintained from the existing right of way line along the north side of State Route 6, from the existing right of way line along the east side of State Route 623 and from the right of way line which will exist following the dedication provided in proffer D(1)(d) along the south line of U.S. Route 250 for all portions of the property.
- d. All buffer areas may be included within the setbacks for buildings and parking required by

these conditions or the Goochland County Zoning Ordinance.

3. Building and Parking Setbacks From State Route 6.

a. **Building Setbacks.**

- (i) With the installation of Perimeter Landscaping C, the minimum setback for buildings shall be one hundred seventy five (175) feet.
- (ii) With the installation of Perimeter Landscaping B, the minimum setback for buildings shall be one hundred fifty (150) feet.
- (iii) With the installation of Perimeter Landscaping A, the minimum setback for buildings shall be one hundred twenty five (125) feet.

b. **Parking Setbacks.**

- (i) With the installation of Perimeter Landscaping C, the minimum setback for parking shall be one hundred (100) feet.

- (ii) With the installation of Perimeter Landscaping B, the minimum setback for parking shall be one hundred (100) feet.
- (iii) With the installation of Perimeter Landscaping A, the minimum setback for parking shall be one hundred (100) feet.
- c. All building and parking setbacks along State Route 6 shall be measured from the existing right of way line of State Route 6.
- d. The applicable setbacks shall be determined at the time of Plan of Development review based on the landscaping to be installed.

4. Building and Parking Setbacks From State Route 623 and U.S. Route 250.

a. Building Setbacks.

- (i) With the installation of Perimeter Landscaping C, the minimum setback for buildings shall be one hundred fifty (150) feet.

(ii) With the installation of Perimeter Landscaping B, the minimum setback for buildings shall be one hundred twenty five (125) feet.

(iii) With the installation of Perimeter Landscaping A, the minimum setback for buildings shall be one hundred (100) feet for State Route 623 and one hundred ten (110) feet for U.S. Route 250.

(iv) For any building used for bulk warehousing, the minimum setback for buildings from State Route 623 and U.S. Route 250 shall be two hundred (200) feet.

b. Parking Setbacks.

(i) With the installation of Perimeter Landscaping C, the minimum setback for parking shall be one hundred (100) feet.

(ii) With the installation of Perimeter Landscaping B, the minimum setback for parking shall be one hundred (100) feet.

(iii) With the installation of Perimeter Landscaping A, the minimum setback for parking shall be one hundred (100) feet.

c. All building and parking setbacks along State Route 623 shall be measured from the existing right of way line of such road and all building and parking setbacks along U.S. Route 250 shall be measured from the right of way line of such road as will exist following the dedication provided in proffer D(1)(d).

d. The applicable setbacks shall be determined at the time of Plan of Development review based on the landscaping to be installed.

5. Side and Rear Yard Building and Parking Setbacks For
Parcels Adjoining State Route 623 and U.S. Route 250.

a. Side Yard Building and Parking Setbacks.

(i) With the installation of Perimeter Landscaping C, the minimum side yard setback for buildings and parking shall be fifty (50) feet.

(ii) With the installation of Perimeter Landscaping B, the minimum side yard setback

for buildings and parking shall be forty (40) feet.

(iii) With the installation of Perimeter Landscaping A, the minimum side yard setback for buildings and parking shall be twenty five (25) feet.

(iv) For corner parcels, the minimum side yard building setback shall be forty (40) feet without regard to the extent of perimeter landscaping.

b. Rear Yard Building and Parking Setbacks.

(i) With the installation of Perimeter Landscaping C, the minimum rear yard setback for buildings and parking shall be fifty (50) feet.

(ii) With the installation of Perimeter Landscaping B, the minimum rear yard setback for buildings and parking shall be forty (40) feet.

(iii) with the installation of Perimeter Landscaping A, the minimum rear yard setback for buildings and parking shall be twenty five (25) feet.

- c. For purposes of applying the side and rear yard setbacks, the property line adjoining State Route 623 or U.S. Route 250 shall be the "front" yard and the side and rear yards shall be determined by building orientation.
- d. The applicable setbacks shall be determined at the time of Plan of Development review based on the landscaping to be installed.

6. Building and Parking Setbacks From Parkway/Collector Roads.

a. Building Setbacks.

- (i) With the installation of Perimeter Landscaping C, the minimum setback for buildings shall be one hundred (100) feet.
- (ii) With the installation of Perimeter Landscaping B, the minimum setback for buildings shall be seventy five (75) feet.
- (iii) With the installation of Perimeter Landscaping A, the minimum setback for buildings shall be fifty five (55) feet.

b. **Parking Setbacks.**

- (i) With the installation of Perimeter Landscaping C, the minimum setback for parking shall be seventy five (75) feet.
- (ii) With the installation of Perimeter Landscaping B, the minimum setback for parking shall be fifty (50) feet.
- (iii) With the installation of Perimeter Landscaping A, the minimum setback for parking shall be fifty (50) feet.

d. The applicable setbacks shall be determined at the time of Plan of Development review based on the landscaping to be installed.

8. Side and Rear Yard Building and Parking Setbacks for
Parcels Adjoining Parkway/Collector Roads and Not
Adjoining State Route 623 and U.S. Route 250.

a. **Side Yard Building Setbacks.**

- (i) With the installation of Perimeter Landscaping C, the minimum side yard building setback shall be thirty (30) feet.

- (ii) With the installation of Perimeter Landscaping B, the minimum side yard building setback shall be twenty-five (25) feet.
 - (iii) With the installation of Perimeter Landscaping A, the minimum side yard building setback shall be twenty (20) feet.
 - (iv) For corner parcels, the minimum side yard building setback shall be forty (40) feet without regard to the extent of perimeter landscaping.
 - (v) For any parcel with buildings in excess of forty-five (45) feet in height, the minimum side yard building setbacks provided in (i)-(iv) above shall be increased by one (1) foot for each three (3) feet or portion thereof that the building height exceeds forty-five (45) feet.
- b. **Rear Yard Building Setbacks.**
- (i) With the installation of Perimeter Landscaping C, the minimum rear yard setback for buildings shall be fifty (50) feet.

- (ii) With the installation of Perimeter Landscaping B, the minimum rear yard setback for buildings shall be forty (40) feet.
- (iii) With the installation of Perimeter Landscaping A, the minimum rear yard setback for buildings shall be thirty-five (35) feet.
- (iv) For any parcel with buildings in excess of forty-five (45) feet in height, the minimum rear yard building setbacks provided in (i)-(iii) above shall be increased by one (1) foot for each three (3) feet or portion thereof that the building height exceeds forty-five (45) feet.

c. Side and Rear Yard Parking Setbacks.

- (i) With the installation of Perimeter Landscaping C, the minimum side and rear yard setbacks for parking shall be forty (40) feet.
- (ii) With the installation of Perimeter Landscaping B, the minimum side and rear yard setbacks for parking shall be thirty-five (35) feet.

(iii) With the installation of Perimeter Landscaping A, the minimum side yard and rear setbacks for parking shall be twenty-five (25) feet.

d. For purposes of applying the side and rear yard setbacks, the property line adjoining a parkway/collector road shall be the "front" yard and the side and rear yards shall be determined by building orientation.

e. The applicable setbacks shall be determined at the time of Plan of Development review based on the landscaping to be installed.

8. Building and Parking Setbacks From Internal Roads.

a. Building Setbacks.

(i) With the installation of Perimeter Landscaping C, the minimum setback for buildings shall be seventy-five (75) feet.

(ii) With the installation of Perimeter Landscaping B, the minimum setback for buildings shall be sixty-five (65) feet.

(iii) With the installation of Perimeter Landscaping A, the minimum setback for buildings shall be fifty-five (55) feet.

b. **Parking Setbacks.**

(i) With the installation of Perimeter Landscaping C, the minimum setback for parking shall be sixty (60) feet.

(ii) With the installation of Perimeter Landscaping B, the minimum setback for parking shall be forty-five (45) feet.

(iii) With the installation of Perimeter Landscaping A, the minimum setback for parking shall be thirty (30) feet.

d. The applicable setbacks shall be determined at the time of Plan of Development review based on the landscaping to be installed.

9. Side and Rear Yard Building and Parking Setbacks for Parcels Adjoining Internal Roads and Not Adjoining State Route 623 or U.S. Route 250.

a. **Side Yard Building Setbacks.**

- (i) With the installation of Perimeter Landscaping C, the minimum side yard building setback shall be thirty (30) feet.
- (ii) With the installation of Perimeter Landscaping B, the minimum side yard building setback shall be twenty-five (25) feet.
- (iii) With the installation of Perimeter Landscaping A, the minimum side yard building setback shall be fifteen (15) feet.
- (iv) For corner parcels, the minimum side yard building setback shall be thirty (30) feet without regard to the extent of perimeter landscaping.
- (v) For any parcel with buildings in excess of forty-five (45) feet in height, the minimum side yard building setbacks provided in (i)-(iv) above shall be increased by one (1) foot for each three (3) feet or portion thereof that the building height exceeds forty-five (45) feet.

b. **Side and Rear Yard Parking Setbacks.**

- (i) With the installation of Perimeter Landscaping C, the minimum side and rear yard setbacks for parking shall be forty (40) feet.
- (ii) With the installation of Perimeter Landscaping B, the minimum side and rear yard setbacks for parking shall be thirty (30) feet.
- (iii) With the installation of Perimeter Landscaping A, the minimum side and rear yard setbacks for parking shall be fifteen (15) feet.

c. **Rear Yard Building Setbacks.**

- (i) With the installation of Perimeter Landscaping C, the minimum rear yard setback for buildings shall be forty (40) feet.
- (ii) With the installation of Perimeter Landscaping B, the minimum rear yard setback for buildings shall be thirty (30) feet.

- (iii) With the installation of Perimeter Landscaping A, the minimum rear yard setback for buildings shall be fifteen (15) feet.
 - (iv) For any parcel with buildings in excess of forty-five (45) feet in height, the minimum rear yard building setbacks provided in (i)-(iii) above shall be increased by one (1) foot for each three (3) feet or portion thereof that the building height exceeds forty-five (45) feet.
- d. For purposes of applying the side and rear yard setbacks, the property line adjoining an internal road shall be the "front" yard and the side and rear yards shall be determined by building orientation.
- e. The applicable setbacks shall be determined at the time of Plan of Development review based on the landscaping to be installed.
10. Parking Setbacks From Major Lakes. All parking areas shall be setback fifty (50) feet from the mean water line of any lake over fifteen (15) acres in area.

I. FLOOR AREA RATIOS; MAXIMUM RETAIL DEVELOPMENT

a. The floor area ratio for various uses within the property shall not exceed the following:

(i) developments for bulk warehousing shall not exceed a floor area ratio of .46 (20,000 square feet per acre).

(ii) developments for retail uses shall not exceed a floor area ratio of .23 (10,000 square feet per acre) except for regional shopping centers greater than 400,000 square feet of gross leasable area which shall not exceed a floor area ratio of .323 (14,000 square feet per acre).

(iii) developments for all other uses shall not exceed a floor area ratio of .29 (12,500 square feet per acre).

b. In no event shall retail uses within the property exceed a total of 1,575,000 square feet of net leasable area.

*Amended
2-5-2002*

J. LANDSCAPING

1. Minimum Perimeter Landscaping.

- a. All areas within a parcel not occupied by buildings, paved areas or other improvements and which are not retained in their natural state shall be landscaped with grass, plants, trees and other landscaping materials.
- b. The minimum required perimeter landscaping for any parcel shall be Perimeter Landscaping C.

2. Minimum Parking Lot Landscaping.

a. Interior Parking Lot Landscaping.

- (i) Each parking lot shall have interior landscaped areas totaling at least twenty (20) square feet for each uncovered parking space. The required landscaped areas shall contain a minimum of one hundred (100) square feet and have a minimum dimension of at least five (5) feet.
- (ii) The primary landscaping material used in parking lots shall be trees which provide shade or are capable of providing shade at

maturity. Each individual landscaped area within a parking lot shall include at least one (1) tree having a clear trunk of at least five (5) feet. The total number of trees shall be not less than one (1) tree for each two hundred (200) square feet or fraction thereof of required interior parking landscaped area. The remaining area shall be landscaped with grass or other ground cover to complement the tree landscaping.

- (iii) Landscaped areas shall be dispersed within parking lots to divide and break up the expanse of paving. Landscaping in required setback areas or for perimeter parking area landscaping shall not be counted toward the required interior parking area landscaping.

b. Perimeter Parking Area Landscaping.

- (i) A landscaped strip not less than ten (10) feet wide shall be provided between each parking lot and the project perimeter except where driveways or other openings may be required. At least one (1) small deciduous

tree for each fifty (50) lineal feet along the perimeter of the parking lot and at least one (1) medium shrub for each twenty (20) feet along the perimeter of the parking lot shall be planted within the landscaped area.

- (ii) For all parking areas along State Route 6 where the landscaping within the buffer area, the perimeter landscaping and the perimeter parking area landscaping is insufficient to screen parking areas from State Route 6, additional landscaping may be required in connection with Plan of Development review. Such additional landscaping may consist of three (3) staggered rows of pine trees eight (8) feet tall at time of planting or such other landscaping proposed by the developer which provides screening equal to or better than the three (3) staggered rows of pine trees.
- (iii) Perimeter landscaping in excess of the minimum requirements may be counted toward the required perimeter parking area landscaping.

3. The developer may cluster required landscaping materials within the applicable required areas. The listing of required plant materials within the definitions of Perimeter Landscaping A, B and C and within the specifications for parking area landscaping define the total applicable planting requirements and shall not restrict the developer to a uniform spacing of plantings.

4. Plant Materials Specifications.

All plant materials shall be living and in a healthy condition. Any healthy existing tree or shrub of sufficient size may be included for credit toward the applicable landscaping requirements. Plant materials used to satisfy the applicable requirements shall conform to the standards of the most recent edition of the "American Standard for Nursery Stock", published by the American Association of Nurserymen.

5. Size and Type.

In order to qualify for credit toward the minimum perimeter landscaping requirements, plant materials must be of the size and type defined in Section A as small deciduous trees, large deciduous trees, evergreens and medium shrubs.

6. Landscaping Plan and Planting Requirements.

- a. A landscaping plan for each parcel shall be submitted to the Goochland County Planning Commission in connection with Plan of Development review.
- b. The landscaping plan shall be drawn to scale, including dimensions and distances, and shall clearly delineate all existing and proposed parking spaces or other vehicle areas, access aisles, driveways, the location, size and description of all landscaping materials and the irrigation system required in section 7 below.

7. Installation, Irrigation and Maintenance.

- a. **Installation.** All landscaping shall be installed in a sound, workmanship-like manner and according to accepted, good planting practices and procedures. Installation of the required landscaping within a project shall be completed by the end of the first planting season following issuance of a certificate of occupancy for such project. Landscaped areas shall be protected from vehicular encroachment by such means as, but not limited to, wheel stops or concrete curbs or railroad cross ties.

b. Irrigation and Maintenance.

- (i) An irrigation system for all landscaped areas consisting of grass (excluding open fields of five (5) acres or more) and formal landscaping shall be designed and installed to provide for proper watering of such areas.

- (ii) The owner of each parcel shall be responsible for the maintenance, repair, and replacement of all required landscaping materials. All plant materials shall be maintained in a healthy, growing condition and free from refuse and debris at all times. All unhealthy, dying or dead plant materials shall be replaced during the next planting season.

Edward B. Kidd, Trustee

EDWARD B. KIDD, SOLE ACTING
TRUSTEE OF THE WC LAND
TRUST UNDER AGREEMENT
DATED DECEMBER 30, 1986

	PARKWAY/COLLECTOR ROADS			INTERNAL ROADS		
	W/PERIMETER LANDSCAPE C	W/PERIMETER LANDSCAPE B	W/PERIMETER LANDSCAPE A	W/PERIMETER LANDSCAPE C	W/PERIMETER LANDSCAPE B	W/PERIMETER LANDSCAPE A
BUILDING SETBACK FROM ROAD	100	75	55	75	65	55
SETBACK PARKING FROM ROAD	75	50	50	60	45	30
SIDE BUILDING SETBACK	30 (40 ON CORNER)	25 (40 ON CORNER)	20 (40 ON CORNER)	30	25 (30 ON CORNER)	15 (30 ON CORNER)
SIDE PARKING SETBACK	40	35	25	40	30	15
REAR BUILDING SETBACK	50	40	35	40	30	15
REAR PARKING SETBACK	40	35	25	40	30	15

SUMMARY OF BUILDING AND PARKING SETBACKS

	STATE ROUTE 6			STATE ROUTE 623 AND U.S. ROUTE 250		
	W/PERIMETER LANDSCAPE C	W/PERIMETER LANDSCAPE B	W/PERIMETER LANDSCAPE A	W/PERIMETER LANDSCAPE C	W/PERIMETER LANDSCAPE B	H/PERIMETER LANDSCAPE A
BUILDING SETBACK FROM ROAD	175	150	125	150	125	100 (110 for Pt 250)
SETBACK PARKING FROM ROAD	100	100	100	100	100	100
SIDE BUILDING SETBACK						
SIDE PARKING SETBACK				50	40	25 (40 ON CORNER)
REAR BUILDING SETBACK				50	40	25
REAR PARKING SETBACK				50	40	25

Proffered condition D(1)(h) of the Proffered Conditions for the West Creek Development is hereby amended and restated to read as follows:

- h. In connection with the submittal of plans for the construction design of the parkway/collector roads within each phase of the property, the developer shall submit to the Goochland County Planning Commission for review and approval a traffic impact analysis of the development of such phase based on projections over the following twenty (20) year period. The traffic impact analysis shall include a breakdown of projected uses and square footages within the applicable phase of the property.

Date: March 14, 1988

Edward B. Kidd, Trustee

Edward B. Kidd, Sole Acting
Trustee of the WC Land Trust
Under Agreement Dated
December 30, 1986

West Creek Rezoning and amendments to the proffers

original
1987

R87-13 Board of Supervisors Approved Rezoning: April 5, 1988

1st

R87-13 Proffers amended February 15, 1994
Amendment that proffer D (1) (c) page 13 of the proffered conditions be modified As it relates to the requirement for a north-south connection road connecting to Ridgefield Parkway to West Creek Parkway for projects lying within Phase 3

2nd

R87-13 Proffers amended July 18, 1995
Amendment that proffer Section B on page 11 be modified to provide for a master plan review of each site by the Planning Commission and plan of development review of each site by staff.

And that proffers D.1.a on page 12 and proffer D.4 on page 18 of the proffers be amended by adding a provision which would allow an additional access road to intersect with Route 6.

3rd

R87-13 Proffers amended December 30, 1997
Amendment provide that: (1) a roadway connecting State Route 623 and U.S. 250 with a bridge crossing of State Route 288 will not be mandatory for the development of the northwestern portion of Phase 2 west of Route 288 unless traffic studies indicate the need for such a roadway and bridge to alleviate traffic impacts on Route 623 as determined by certain specifications set forth in the proposed proffers; (2) the proposed parkway/collector road to connect Route 250 to Ridgefield Parkway via a bridge over Tuckahoe Creek would not be required until the average traffic volumes from Route 250 or from the proposed Ridgefield Parkway exceed 1800 vehicle trips per hour subject to certain specifications set forth in the proposed proffers; (3) the provision that no more than 3 point of intersection will be allowed with State Route 623 and the West Creek property; (4) a potential water/wastewater site will be reserved for the County in the northwest portion of West Creek between Route 623 and Route 288 according to certain terms and conditions set forth in the proffers

4th

R87-13 Proffers amended February 5, 2002
Amendment to the proffers by providing Capital One Bank permission to construct, develop, sell and lease an additional 100,000 square feet of retail space which would be exclusive of the 1,575,000 square feet cited in the proffers for West Creek.

504
West Creek Rezoning and amendments to the proffers

R87-13 Proffers amended **April 18, 2017**

1. As to Paragraph C, the following subparagraph 9 shall be deleted in its entirety:

9. No retail use shall be permitted within one thousand (1,000) feet from State Route 6; ~~unless approved by the Goochland County Board of Supervisors in a future rezoning of the applicable portion of the property.~~ however, this prohibition shall not apply to the portion of West Creek east of State Route 288, bounded by State Route 6 to the south and the Huguenot Hills subdivision to the east, which is limited to the parcels identified as Assessor's Parcel Nos. 64-20-0-5 (GPIN 7724-74-0040); 64-20-0-6 (GPIN 7724-63-3920); 64-20-0-7 (GPIN 7724-84-1682); 64-1-0-85 (GPIN 7724-54-2170); 64-1-0-41-0 (GPIN 7724-73-5140); and 64-20-0-6B (GPIN 7724-64-0079) as of April 18, 2017.
2. As to Paragraph D, subparagraph 4 shall be amended and restated as follows:

4. Except for (i) the parkway/collector road shown conceptually on the Master Plan as West Creek Parkway as described in proffer D(1)(a) ~~and (ii) access to the existing Oak Hill Country Club for as long as it is operated as a golf course or county club,~~ only ~~one~~ two access roads or drives which will intersect with Route 6 may be constructed within Phase 1 (proffer A(15)(a)(the "Route 6 Access Roadways"). The location of the Route 6 Access Roadways and ~~its~~ their intersection with Route 6 shall be reviewed and approved by VDOT and County staff prior to construction. The Route 6 Access Roadways may be either public or private ~~but may be constructed only to provide access to property owned by Motorola Inc. at the time the Route 6 Access Roadway is constructed.~~ Except as otherwise permitted by this subparagraph, no access shall be provided to any individual parcel directly from State Route 6.
3. As to Paragraph J, the following subparagraph 2(b)(ii) shall be amended and restated as follows:

2(b)(ii). ~~Landscaping For all parking areas along State Route 6 shall meet the Landscaping standards for Frontage Landscaping A as set forth in the Development Standards for the Route 6/650 Entrance Corridor Overlay District (App. A. Art. 22, Sec. 11(b)(i)(A) of the Goochland County Zoning Ordinance).~~ where the landscaping within the buffer area, the perimeter landscaping and the perimeter parking area landscaping is insufficient to screen parking areas from State Route 6, additional landscaping may be required in connection with Plan of Development review. Such additional landscaping may consist of three (3) staggered rows of pine trees eight (8) feet tall at time of planting or such other landscaping proposed by the developer which provides screening equal to or better than the three (3) staggered rows of pine trees.

RESOLUTION

Goochland County Board of Supervisors
Goochland County
Goochland, Virginia

At a regular meeting of the Goochland County Board of Supervisors held in the General District Courtroom at the Goochland Courthouse at 10:00 a.m., Tuesday, April 5, 1988, the following action was taken:

Present:	Vote:	Absent:
Andrew W. Pryor - Chairman	Yes	
Dr. James H. Bowles	Yes	
Mrs. Eva Foster	Yes	
Karl E. Hawk	Yes	
Lawrence B. Nuckols	Yes	

On a motion by Mr. Hawk, seconded by Dr. Bowles, the following resolution was adopted:

WHEREAS, Harold Starke and Ed Kidd acting as Trustees for West Creek filed application R87-13 for the zoning reclassification of approximately 3299 acres identified as Assessor's Parcel Nos. 59(1)38, 58(1)92, 59(1)44, 58(1)104, 104A and 104E, 59(1)45, 58(1)112, 64(1)1, 64(1)4, 64(1)5, 64(1)3 and E, 59(1)114, 58(1)5A, 58(1)B, 58(1)113, 64(8)1, 63(1)190, 64(1)42, 64(1)43, 64(1)47; and 64(5)4 Lots 35 and 36 and a 25 foot wide strip located along the southern line of Lot 35 generally bounded by Route 6, Route 623, Route 250 and Tuckahoe Creek in the Dover Magisterial District; and

WHEREAS, the application request zoning reclassification from A-2 (Agricultural, Limited) and R-3 (Residential, General) to M-1 (Industrial, Limited) Article 14, Section 2.20 (Planned Development Park) as cited in the Goochland County Zoning Ordinance for approximately 3299 acres as described above; and

WHEREAS, the applicant plans to develop a commercial business park consisting of office, office distribution, research and development, medical offices, bulk warehousing, retail shopping facilities, hotels and other related uses permitted within a planned development; park; and

WHEREAS, the Goochland County Board of Supervisors held a public hearing on March 29, 1988 after it was duly advertised and adjacent property owners notified pursuant to Section 15.1-431 and 15.1-493 Code of Virginia (1950, as amended); and

R87-13
April 5, 1988
Page Two

WHEREAS, after discussion among members, the Goochland County Board of Supervisors determined that a mixed use business park could be supported in the defined planned service area in the Dover Magisterial District of Goochland County; and

WHEREAS, after discussion on April 5, 1988, the Goochland County Board of Supervisors giving due consideration to the public health, safety convenience and welfare of all citizens and to the plan for future development of the county including transportation impacts, economic development, drainage concerns, open space, buffering and setback requirements and the general desirability of the project with respect to its location in the Planned Service Area as addressed in the Comprehensive Plan, determined that the applicants' rezoning request should be approved.

NOW, THEREFORE, BE IT RESOLVED this 5th day of April 1988, the Goochland County Board of Supervisors does approve the requested zoning reclassification of 3,299 acres identified as Assessor's Parcel Nos. 59(1)38, 58(1)92, 59(1)44, 58(1)104, 104A and 104B, 59(1)45, 58(1)112, 64(1)1, 64(1)4, 64(1)5, 64(10A and B, 58(1)114, 58(10)5A, 58(11)B, 58(1)113, 64(8)1, 63(1)170, 64(1)42, 64(1)43, 64(1)47 and 64(5)4 Lots 35 and 36 and a 25 foot wide strip located along the southern line of lot 35 generally bounded by Route 6, Route 623, Route 250 and Tuckahoe Creek from A-2 (Agricultural, Limited) and R-3 (Residential, General) to M-1 (Industrial, Limited) Article 14, Section 2.20 (Planned Development Park) as cited in the County Zoning Ordinance with the attached conditions proffered as part of the rezoning application.

A COPY TESTE:



Gregory K. Wolfrey
County Administrator

BOARD OF SUPERVISORS
COUNTY OF GOOCHLAND
GOOCHLAND, VIRGINIA

RESOLUTION

At a regular meeting of the Goochland County Board of Supervisors held in the General District courtroom, Goochland Courthouse, Virginia, on Tuesday, February 15, 1994 the following action was taken:

Present:	Vote:
Andrew W. Pryor, Chairman	Yes
James H. Bowles, Vice-Chairman	Yes
Eva F. Foster	Yes
James G. Hardwick	Yes
Malvern R. Butler	Yes

On a motion by Mrs. Foster, seconded by Mr. Hardwick, the Board unanimously voted to approve the following:

WHEREAS, W. C. Land Trust did on January 10, 1994 file an application requesting amendments to the proffers for R87-13 the West Creek rezoning (3,299 acres) which was granted on April 5, 1988; and

WHEREAS, W. C. Land Trust requested an amendment that proffer D (1) (c) on page 13 of the proffered conditions be modified as it relates to the requirement for a north-south connector road connecting Ridgefield Parkway to West Creek Parkway for projects lying within Phase 3; and

WHEREAS, said amendment would allow certificate of occupancies for the initial 250 acres within Phase 3 without the construction of a north-south connector; and

WHEREAS, said amendment to the proffers relates to Assessor's Parcel Nos. 64-20-1, 64-20-2, 64-10-A, 59-1-45, 59-1-44A, 59-1-44, 59-1-38, 58-11-B, 58-1-114, 58-10-5A, 58-1-113, 63-1-113A 58-112, 58-1-104 and 58-1-92 identified as West Creek in the Dover Magisterial District; and

WHEREAS, a public hearing was held on February 15, 1994 pursuant to Section 15.1-431 of the Code of Virginia (1950, as amended) on the application to amend the proffers for West Creek; and

NOW, THEREFORE, BE IT RESOLVED, that the Goochland County Board of Supervisors hereby grants the requested amendments to R87-13 as follows:

1. Amended Proffer D(1)(c).

Prior to the issuance of any certificates of occupancy for projects lying within Phase 3 containing a cumulative total of more than 250 acres (which constitutes thirty percent (30%) of the developable acres within Phase 3) and prior to issuance of any certificates of occupancy for any project lying within Phase 3 which, other than access roads, is located within one thousand (1000) feet of State Route 623, the north-south connector road connecting the parkway/collector road from Route 623 (conceptually shown as Ridgefield Parkway on the Master Plan) and West Creek Parkway shall be completed to the extent described in subparagraph g below. In no event shall any certificate of occupancy for projects lying within Phase 3 be issued until such portion of the parkway/collector road from Route 623 (conceptually shown as Ridgefield Parkway on the Master Plan) as is necessary to allow access from such project to Route 623 has been completed to the extent described in subparagraph g below.

2. Amended Proffer D(3).

Route 288.

(a) Subject to the conditions set forth in this proffer, the developer will reserve sufficient right of way through the property for the construction of State Route 288 (i) as to the area between Broad Branch on the south northward through its interesection with Ridgefield Parkway to a point three thousand (3000) feet north of Ridgefield Parkway, in the location which has been agreed to by the developer, VDOT and Goochland County as of the date hereof (the "Agreed Locations"), subject to adjustments as may be mutually agreed upon by the developer, VDOT and Goochland County and (ii) otherwise as mutually agreed upon by the developer, VDOT and Goochland County through the remainder of the property at locations consistent with the Agreed Locations. Such right of way shall be dedicated to the Commonwealth of Virginia provided (i) an access plan for the property acceptable to the developer is approved by VDOT and Goochland County, (ii) VDOT and the developer reach mutual agreement regarding allocation of the costs of constructing the interchanges between State Route 288 and the roadways serving the property with the developer having no responsibility regarding the interchanges at State Route 6 and U.S. Route 250 and (iii) VDOT has completed the engineering and held public hearings on design and location for State Route 288 between State Route 6 and Interstate Route 64 no later than December 31, 1996 and awarded a contract for at least two (2) lanes of such road no later than December 31, 1998. The developers reservation of and agreement to dedicate right of way for State Route 288 shall not limit the developer's right to design and construct roads, utilities and other improvements which will cross the reserved right of way.

(b) If any of the conditions set forth in (a) above are not satisfied, the developer shall have no obligation (i) to reserve or dedicate right of way for State Route 288 or (ii) to submit the access plan described in (a) above.

A Copy Teste:


Gregory K. Wolfrey, Clerk
Goochland County
Board of Supervisors

BOARD OF SUPERVISORS
COUNTY OF GOOCHLAND
GOOCHLAND, VIRGINIA

ORDINANCE

At a regular meeting of the Goochland County Board of Supervisors held in the General District Courtroom, Goochland, Virginia on July 18, 1995 the following action was taken:

Present:	Vote:
Andrew W. Pryor, Chairman	Yes
James H. Bowles, Vice-Chairman	Yes
Howard H. Henley	Yes
James G. Hardwick	Yes
Malvern R. Butler	Yes

On a motion by Mr. Hardwick, seconded by Dr. Bowles, the Board unanimously voted to approve the following:

WHEREAS, the Goochland County Board of Supervisors find that the following amendment to the rezoning proffers is a matter of public necessity, convenience, general welfare or good zoning practice; and,

WHEREAS, W.C. Land Trust did on May 30, 1995 file an application requesting amendments to the proffers for R87-13 the West Creek rezoning (3,299 acres) which was granted on April 5, 1988; and

WHEREAS, W.C. Land Trust requested amendments that Proffer B on page 10 be modified to provide for master plan review of each site by the Planning Commission and plan of development review of each site by staff and that proffers D.1.a. on page 12 and proffer D.4. on page 18 of the proffers be amended by adding a provision which would allow an additional access road to intersect with Route 6; and

WHEREAS, said amendments to the proffers relates to Assessor's Parcel Nos. 64-20-1, 64-20-2, 64-10-A, 59-1-45, 59-1-44A, 59-1-44, 59-1-38, 58-11-B, 58-1-114, 58-1-113, 58-1-112, 58-1-104, 58-1-92, 64-1-45 and 58-1-106 identified as West Creek in the Dover Magisterial District; and

WHEREAS, the Board of Supervisors held a public hearing on July 18, 1995 pursuant to Section 15.1-431 of the Code of Virginia (1950, as amended) on the application to amend the proffers for West Creek; and

NOW, THEREFORE, BE IT ORDAINED, that the Goochland County Board of Supervisors does, this 18th day of July 1995, grant the requested amendments to the proffers for West Creek as follows:

Page 10 of the Proffers - Change to Read

B. Master Plan and Plan of Development Review

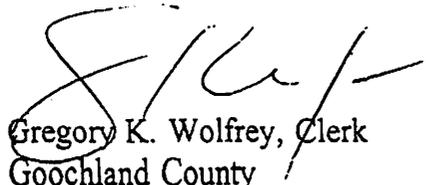
At the election of the developer, a Master Plan of the overall development of any portion of the property may be submitted from time to time to the Goochland County Planning Commission for review and approval prior to the issuance of any building permit for any project within the portion of the property shown on the Master Plan. The developer shall have the right of withdrawing and nullifying the Master Plan at any time prior to issuance of a building permit for any project within the portion of the property shown on the Master Plan.

Also, prior to the issuance of a building permit for any project within the property, detailed site plans including all information and requirements for Plan of Development review under Article 18, Section 18 of the Goochland County Zoning Ordinance and landscaping plans shall be submitted (i) for review and approval by the Goochland County Staff in the event a Master Plan has already been reviewed and approved by the Goochland County Planning Commission (and not withdrawn by the developer) as provided in the immediately preceding paragraph, or (ii) for review and approval by the Goochland County Planning Commission if there has been no prior approval of the Master Plan, or if the Master Plan has been submitted but withdrawn by the developer prior to issuance of a building permit.

Page 18 of the Proffers - Change to Read

4. Except for (i) the parkway/collector road shown conceptually on the Master Plan as West Creek Parkway as described in proffer D.1.a. and (ii) access to the existing Oak Hill Country Club for as long as it is operated as a golf course or country club, only one access road or drive which will intersect with Route 6 may be constructed within Phase 1 (the "Route 6 Access Roadway"). The location of the Route 6 Access Roadway and its intersection with Route 6 shall be reviewed and approved by VDOT and County staff prior to construction. The Route 6 Access Roadway may be either public or private but may be constructed only to provide access to property owned by Motorola, Inc. at the time the Route 6 Access Roadway is constructed. Except as otherwise permitted by this subparagraph, no access shall be provided to any individual parcel directly from State Route 6.

A COPY TESTE:



Gregory K. Wolfrey, Clerk
Goochland County
Board of Supervisors

BOARD OF SUPERVISORS

COUNTY OF GOOCHLAND
GOOCHLAND, VIRGINIA

At a regular meeting of the Goochland County Board of Supervisors held in the General District Courtroom, Goochland Courthouse, Virginia on December 30, 1997, the following action was taken:

Present:	Vote:
Andrew W. Pryor, Chairman	Yes
James H. Bowles, Vice-Chairman	Yes
Howard H. Henley	Yes
James T. Taylor	Yes
Malvern R. Butler	Yes

On a motion by Mr. Taylor, seconded by Mr. Butler, the Board unanimously voted to approve the following:

Whereas, Nations Bank, N.A., as Trustee of the W.C. Land Trust, did on December 9, 1997 file an application for W.C. Land Trust requesting an amendment to the proffers for R87-13 which was the West Creek rezoning case for 3,299 acres originally granted on April 5, 1988; and

Whereas, previous applications by W. C. Land Trust provided proposed proffer changes that would eliminate the possibility of any bridge across Rt. 288 that could alleviate traffic pressure on Rt. 623 and the Rt. 623/Rt. 250 intersection; and

Whereas, the Board, during its earlier meeting, expressed concerns regarding the previous applications and suggested that the applicant consider new proffers that could be voluntarily presented which would address traffic concerns on Rt. 623 and the Rt. 623/Rt. 250 intersection; and

Whereas, in response to the Board's concerns, the W.C. Land Trust voluntarily presented the following requested amendments to Proffers B on page 10 and Proffers D(1) (b) on page 13 as part of the original rezoning granted to West Creek on April 5, 1988 and the amendment of Proffer D (6); and

Whereas, the requested amendments provide that: (1) a roadway connecting State Route 623 and U.S. 250 with a bridge crossing of State Route 288 will not be mandatory for the development of the northwestern portion of Phase 2 west of Route 288 unless traffic studies indicate the need for such a roadway and bridge to alleviate traffic impacts on Route 623 as determined by certain specifications set forth in the proposed proffers; (2) the proposed parkway/collector road to connect Route 250 to Ridgefield Parkway via a bridge over Tuckahoe Creek would not be required until the average traffic volumes from Route 250 or from the proposed Ridgefield Parkway exceed 1800 vehicle trips per hour subject to certain specifications set forth in the proposed proffers; (3) the provision that no more than

W. C. Land Trust - R87-13
Resolution - Amendment
December 30, 1997
Page Two

3 point of intersection will be allowed with State Route 623 and the West Creek property; (4) a potential water/wastewater site will be reserved for the County in the northwest portion of West Creek between Route 623 and Route 288 according to certain terms and conditions set forth in the proffers; and

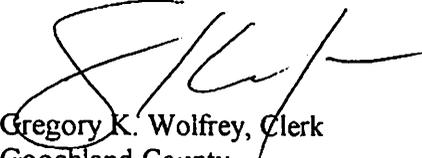
Whereas, said amendment to the proffers relates to 3,299 acres of land identified as West Creek between Route 250 and Route 6 east of Route 623 in the Dover Magisterial District; and

Whereas, the Board of Supervisors held a public hearing on December 30, 1997 pursuant to Section 15.2-2204 of the Code of Virginia (1950, as amended) on the application to amend the proffers for West Creek; and

Whereas, staff emphasized that the amended proffers do provide for traffic studies to be conducted when traffic on Route 623 drops below a level of service C and these traffic studies can require road improvements in the area; and

Now, Therefore, Be It Resolved, that the Goochland County Board of Supervisors, this 30th day of December 1997 does hereby grant the amendments to proffer B on page 10 and D(1)(b) on page 13 and amend Proffer D (6) as presented by the applicant as follows:

A COPY TESTE:



Gregory K. Wolfrey, Clerk
Goochland County
Board of Supervisors

RESOLUTION

COUNTY OF GOOCHLAND
BOARD OF SUPERVISORS
GOOCHLAND, VIRGINIA

At a regular meeting of the Goochland County Board of Supervisors held in the General District Courtroom, Goochland Courthouse, Virginia, on February 5, 2002, the following action was taken:

Present:	Vote:
James W. Eads, Chairman	Yes
James H. Bowles, Vice-Chairman	Yes
Malvern R. Butler	Yes
Andrew W. Pryor	Yes
James T. Taylor	Yes

On a motion by Mr. Butler, seconded by Mr. Taylor, the Board voted 5-0 to approve the following:

Whereas, Capital One Bank filed an application to amend the proffers for R87-13 which is the rezoning case for West Creek in eastern Goochland County; and

Whereas, the application submitted by Capital One Bank is requesting an amendment to the proffers by providing Capital One Bank permission to construct, develop, sell and lease an additional 100,000 square feet of retail space which would be exclusive of the 1, 575, 000 square feet cited in the proffers for West Creek; and

Whereas, the subject property is identified as Assessor's Parcel Nos. 58-32-3A and 58-32-3B located on the east side of Route 623 (Hockett Road) approximately 2.5 miles north of Route 6 on the west side of Route 288 in West Creek in the Dover Magisterial District;

Whereas, the notice and hearing requirements of Section 15.2-2204 of the Code of Virginia (1950, as amended) have been observed in conducting the public hearing; and

Whereas, the Comprehensive Plan calls for mixed use business in West Creek and the proposal is consistent with the Plan;

Now, Therefore, Be It Resolved this 5th day of February 2002 that the Goochland Board of Supervisors hereby approves the amended proffer as presented by Capital One Bank as follows:

Amend proffer I.b. of the West Creek Proffers to read:

In no event shall retail uses within the property exceed a total of 1,575,000 square feet of net leasable area; provided, however, the Capital One campus project shall be permitted to construct, develop, sell and lease an additional 100,000 square feet of net leasable retail uses on its property. The additional 100,000 square feet shall be for the exclusive use of the Capital One project.

A Copy Teste:



Gregory K. Wolfrey, Clerk
Goochland County
Board of Supervisors



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 04/18/17 03:00 PM
Department: Planning & Zoning
Category: BOS Rezoning Ordinance
Prepared By: Tom Coleman
Department Head: Todd Kilduff

**ADOPTED
ORDINANCE**

(ID # 2273)

✓ Vote Record - Ordinance 2273						
<input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn <input type="checkbox"/> Meeting Cancelled <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended			Yes/Aye	No/Nay	Abstain	Absent
	Susan Lascolette	Second	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ned Creasey	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manuel Alvarez	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Minnick	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON APRIL 18, 2017, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Ordinance to amend selected proffers approved with application RZ-1987-00013, as subsequently amended, for the planned development park known as West Creek Business Park to permit retail development along a portion Patterson Avenue; allow one additional access onto Patterson Avenue; and change the buffer and landscaping requirements along Patterson Avenue to allow the development of commercial uses on Assessor's Parcel Nos. 64-20-0-5-0 (GPIN 7724-74-0040); 64-20-0-6-0 (GPIN 7724-63-3920); and 64-20-0-7-0 (GPIN 7724-84-1682) located at the northeast quadrant of the Patterson Avenue and Rte. 288 intersection

WHEREAS, §§ 15.2-2280 and 15.2-2285 of the Code of Virginia (1950, as amended) enable a local governing body to adopt and amend a zoning ordinance including a map or maps showing the division of territory into districts and a text setting forth the regulations applying to each district; and

WHEREAS, PWC Properties, LLC, and Riverstone Group, LLC, filed an application to amend select proffered conditions approved in 1988 with rezoning case RZ-1987-00013 for properties in West Creek Business Park including Assessor's Parcel Nos. 64-20-0-5-0 (GPIN 7724-74-0040); 64-20-0-6-0 (GPIN 7724-63-3920); and 64-20-0-7-0 (GPIN 7724-84-1682) located within West Creek Business Park at the northeast quadrant of the Patterson Avenue (Route 6) and Route 288 intersection in Election District Five; and

WHEREAS, the proffer amendment proposes to: (1) delete the 1,000' setback for retail development along Patterson Avenue east of its intersection with 288; (2) allow one additional access to Patterson Avenue; and (3) amend the buffer and landscaping requirements along Patterson Avenue; and

WHEREAS, the County's Comprehensive Plan recommends this area for Prime Economic Development; and

WHEREAS, the Goochland County Planning Commission duly advertised and held a public hearing on January 5, 2017, and March 2, 2017, after being advertised pursuant to § 15.2-2204 Code of Virginia (1950, as amended) on said request and recommended approval of said request; and

WHEREAS, the Goochland Board of Supervisors duly advertised and held a public hearing on April 18, 2017 after being advertised pursuant to § 15.2-2204 Code of Virginia (1950, as amended), on said request; and

NOW, THEREFORE BE IT ORDAINED, the Goochland County Board of Supervisors finds that the requested proffer amendments to rezoning case RZ-1987-0013 is a matter of public necessity, convenience, general welfare, and it is good zoning practice; and

BE IT FURTHER ORDAINED that the Goochland County Board of Supervisors hereby grants the following proffer amendments to rezoning case RZ-1987-00013 for properties in West Creek Business Park including Assessor's Parcel Nos. 64-20-0-5-0 (GPIN 7724-74-0040); 64-20-0-6-0 (GPIN 7724-63-3920); and 64-20-0-7-0 (GPIN 7724-84-1682) located within West Creek Business Park at the northeast quadrant of the Patterson Avenue (Route 6) and Route 288 intersection in Election District Five as follows:

1. As to Paragraph C, the following subparagraph 9 shall be amended as follows:

9. No retail use shall be permitted within one thousand (1,000) feet from State Route 6; ~~unless approved by the Goochland County Board of Supervisors in a future rezoning of the applicable portion of the property. however, this prohibition shall not apply to the portion of West Creek east of State Route 288, bounded by State Route 6 to the south and the Huguenot Hills subdivision to the east, which is limited to the parcels identified as Assessor's Parcel Nos. 64-20-0-5 (GPIN 7724-74-0040); 64-20-0-6 (GPIN 7724- 63-3920); 64-20-0-7 (GPIN 7724-84-1682); 64-1-0-85 (GPIN 7724-54-2170); 64-1-0-41 (GPIN 7724-73- 5140); and 64-20-0-6B (GPIN 7724-64-0079) as of April 18, 2017.~~

2. As to Paragraph D, subparagraph 4 shall be amended and restated as follows:

4. Except for (i) the parkway/collector road shown conceptually on the Master Plan as West Creek Parkway as described in proffer D(1)(a) and ~~(ii) access to the existing Oak Hill Country Club for as long as it is operated as a golf course or county club~~, only ~~one~~ two access roads or drives which will intersect with Route 6 may be constructed within Phase 1 ~~(proffer A(15)(a)(the "Route 6 Access Roadways"))~~. The location of the Route 6 Access Roadways and its ~~their~~ intersection with Route 6 shall be reviewed and approved by VDOT and County staff prior to construction. The Route 6 Access Roadways may be either public or private ~~but may be constructed only to provide access to property owned by Motorola Inc. at the time the Route 6 Access Roadway is constructed~~. Except as otherwise permitted by this subparagraph, no access shall be provided to any individual parcel directly from State Route 6.

3. As to Paragraph J, the following subparagraph 2(b)(ii) shall be amended and restated as follows:

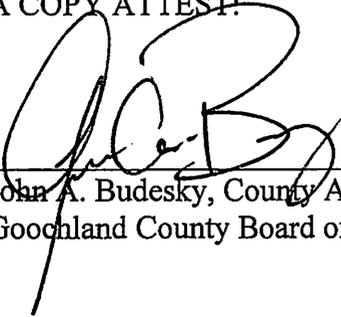
2(b)(ii). Landscaping For all parking areas along State Route 6 shall meet the Landscaping standards for Frontage Landscaping A as set forth in the Development Standards for the Route 6/650 Entrance Corridor Overlay District (App. A, Art. 22, Sec. 11(b)(i)(A) of the Goochland County Code). ~~where the landscaping within the buffer area, the perimeter~~

Ordinance

Meeting of April 18, 2017

~~landscaping and the perimeter parking area landscaping is insufficient to screen parking areas from State Route 6, additional landscaping may be required in connection with Plan of Development review. Such additional landscaping may consist of three (3) staggered rows of pine trees eight (8) feet tall at time of planting or such other landscaping proposed by the developer which provides screening equal to or better than the three (3) staggered rows of pine trees.~~

A COPY ATTEST:



John A. Budesky, County Administrator
Goochland County Board of Supervisors



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 04/16/19 03:00 PM
Department: Planning & Zoning
Category: BOS Rezoning Ordinance
Prepared By: Tom Coleman
Department Head: Todd Kilduff

**ADOPTED
ORDINANCE**

(ID # 3150)

✓ Vote Record - Ordinance 3150						
<input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn <input type="checkbox"/> Meeting Cancelled <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> referred			Yes/Aye	No/Nay	Abstain	Absent
	Susan Lascolette	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manuel Alvarez	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Minnick	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson	Second	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AT A MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF GOOCHLAND, VIRGINIA, HELD ON APRIL 16, 2019, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Ordinance to amend Proffer F(8) approved with application RZ-1987-00013 to conform storm water retention requirements with current County regulations on Tax Map Nos. 59-5-0-1-0, 59-5-0-2-0, 59-5-0-5-0, and 59-3-2-W-8

WHEREAS, Virginia Code §§ 15.2-2280 and 15.2-2285 enable a local governing body to adopt and amend a zoning ordinance including a map or maps showing the division of territory into districts and a text setting forth the regulations applying to each district; and

WHEREAS, PWC Properties, LLC, The Riverstone Group, LLC, Commonwealth Foundation for Cancer Research, and ELP Richmond, LLC filed an application requesting a proffer amendment approved for properties on Tax Map Nos. 59-5-0-1-0, 59-5-0-2-0, 59-5-0-5-0, and 59-3-2-W-8 located on Wilkes Ridge Parkway in Election District 4; and

WHEREAS, the proffer amendment proposes to conform storm water retention requirements with current County regulations; and

WHEREAS, the County’s Comprehensive Plan recommends this area for Prime Economic Development; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning Commission duly advertised and held a public hearing on this request on March 7, 2019 and recommended approval of this request; and

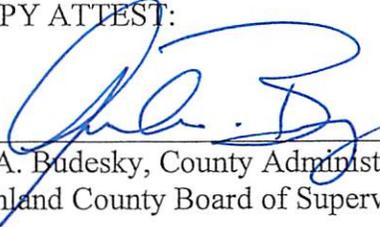
WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Board of Supervisors duly advertised and held a public hearing on this application on April 16, 2019.

NOW, THEREFORE, BE IT ORDAINED, the Goochland County Board of Supervisors finds that the requested proffer amendment to RZ-1987-00013 is a matter of public necessity, convenience, general welfare, and comports with good zoning practice; and

BE IT FURTHER ORDAINED that the Goochland County Board of Supervisors hereby grants the following amendment to Proffer F(8) approved with application RZ-1987-00013 for properties on Tax Map Nos. 59-5-0-1-0, 59-5-0-2-0, 59-5-0-5-0, and 59-3-2-W-8 located on Wilkes Ridge Parkway in Election District 4:

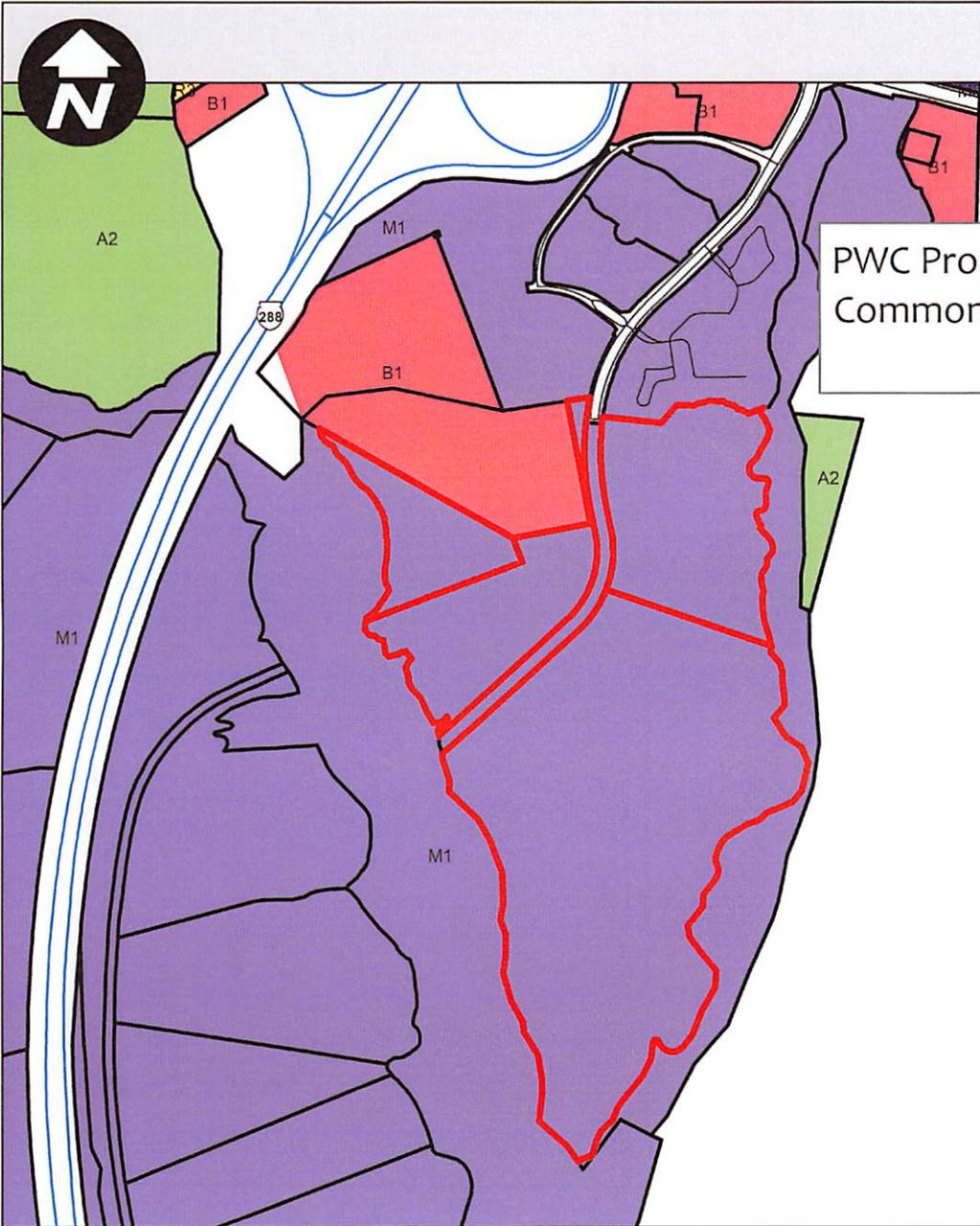
F (8) For those parcels 59-5-0-1-0, 59-5-0-2-0, 59-5-0-5-0, and 59-3-2-W-8, where drainage areas are situated wholly or substantially on the property, storm water retention will be provided such that the rate of runoff of water that would be produced by a post development ~~forty (40) year storm will not exceed the rate of runoff of water that would be produced by a~~ predevelopment ten (10) year storm in conformance with the County's stormwater management regulations set forth in Chapter 5, Article 1 of the Code of Ordinances of Goochland County, Virginia.

A COPY ATTEST:



John A. Budesky, County Administrator
Goochland County Board of Supervisors

Zoning Map



PWC Properties, LLC, The Riverstone Group, LLC
Commonwealth Foundation of Cancer Research
ELP Richmond, LLC