

Exhibit A



An Ordinance Amending the Goochland County Zoning Map by Reclassifying 152.91 acres from RPUD (Residential, Planned Unit Development), with proffers, to RPUD (Residential, Planned Unit Development), with proffers, to develop a 303-detached single-family dwelling subdivision on Tax Map Nos. 58-1-0-89-0 and 58-1-0-93-0

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, Readers Branch Partners, LLC and Hockett Road Partners, LLC filed an application requesting a zoning reclassification of 152.91 acres from RPUD (Residential, Planned Unit Development), with proffers, to RPUD (Residential, Planned Unit Development), with proffers, to develop a 303-detached single-family dwelling subdivision with proffers, for Tax Map Nos. 58-1-0-89-0 and 58-1-0-93-0 located on Hockett Road approximately 1,500 feet south of Broad Street Road in Election District 4; and

WHEREAS, the applicant plans to develop a 303-detached single-family dwelling subdivision; and

WHEREAS, the County's Comprehensive Plan recommends this area for Suburban Residential; 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 November 2, 2017; and

WHEREAS, four commissioners were present and heard this matter; a motion was made and seconded to recommend approval of this application, and that motion resulted in a tie vote (2-2); and

WHEREAS, the Sec. 2.7 of the Planning Commission Bylaws states that, in the event of a tie vote, the application will automatically carry over to the following month's meeting; however, the Planning Commission moved to suspend its Bylaws, as permitted by Section 6-2, and the motion to suspend the Bylaws was unanimously approved (4-0); and

WHEREAS, the Planning Commission thereafter voted unanimously (4-0) to send this case to the Board of Supervisors reporting a tie vote (2-2) of the Commission; 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 Tuesday, December 5, 2017 and deferred the case because it did not have enough information to evaluate the capital impacts of the development; 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 Tuesday, April 17, 2018.

NOW, THEREFORE, BE IT ORDAINED, the Goochland County Board of Supervisors finds that the requested zoning reclassification 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 requested zoning reclassification for Tax Map Nos. 58-1-0-89-0 and 58-1-0-93-0 located on Hockett Road approximately 1,500 feet south of Broad Street Road in

Election District 4 with the following proffers:

1. Conceptual Plan. Development of the Property shall conform generally to the conceptual drawing by Cite Design entitled "Readers Branch, Overall Site Plan, Goochland County, Virginia", as shown herein and attached hereto as **Exhibit A** (hereinafter, the "Conceptual Plan") unless otherwise approved by the Director of Community Development. The subdivision roads serving the lots, as generally shown on the Conceptual Plan, shall be public roads, and as such, shall be constructed to VDOT standards with standard curb and gutter. The proposed lot lines and open space configurations are conceptual in nature and may vary on the tentative and final subdivision plats depending upon the final soil studies, road design, other engineering reasons, and requirements of governmental entity or as otherwise approved by the Planning Commission at the time of preliminary or tentative plat approval or by the Director of Community Development.
2. Traffic Improvements.
 - a. Right and left turn lanes shall be provided on Hockett Road at both entrances to the Property, as set forth below.

At the Property's northern entrance, the applicant shall utilize the existing pavement width of Hockett Road to provide a left turn lane with two hundred (200) feet of storage and a taper length of two hundred (200) feet, unless waived by the Director of Community Development. The applicant shall construct a right turn deceleration lane with two hundred (200) feet of storage and a taper length of two hundred (200) feet, unless waived by the Director of Community Development.

At the Property's southern entrance on Hockett Road, the applicant shall construct a right turn deceleration lane and a left turn lane into the Property. Both turning movements shall be constructed with at least one hundred fifty (150) feet of storage and a taper length of at least one hundred fifty (150) feet, unless waived by the Director of Community Development.

The turn lanes for one of the aforementioned entrances shall be installed prior to the issuance of the first building permit for a dwelling unit (other than a sales office/model home) on the Property. The turn lanes for the second entrance shall be installed prior to the issuance of the 50th building permit for a dwelling on the Property.

- b. Prior to issuance of the 1st building permit, the applicant shall dedicate, free and unrestricted to the County or its designee, a forty-five foot (45') right of way measured from the centerline of Hockett Road (State Route 623) along the entire frontage of the property for future road improvements.

3. Open Space. The open space shall be dedicated to the homeowners' association for the subdivision, and shall be maintained by the applicant or its successors in title until it is conveyed to the homeowners' association, and thereafter the open space shall be maintained by the homeowners' association. The open space shall include passive and active recreation amenities including all-weather, hard-surface walking trails, wildlife overlooks, birding stations, and no less than three (3) pocket parks. The focal amenity shall be in general conformance with the drawing by Cite Design entitled "Readers Branch, Focal Amenity Site Plan - Goochland County, Virginia", attached hereto as **Exhibit B**, and shall include multi-use fields, formal games lawns, a clubhouse with a minimum of 2,000 square feet, and a patio with not less than 1,000 square feet.
4. Density. No more than three hundred three (303) detached single-family dwellings shall be constructed on the Property.
5. Buffers.
 - a. A 100-foot buffer shall be located along each side of the perennial stream as generally shown on the conceptual plan, and a 50-foot buffer shall be located along each side of the intermittent stream as generally shown on the conceptual plan. These buffers shall remain undisturbed, except for the establishment of roadways, driveways, and public utilities to service the subdivision lots and the implementation of appropriate drainage, sedimentation, and erosion measures which may pass through the buffer in a generally perpendicular manner. Existing trees shall not be disturbed along natural stream beds and drainage swales except to remove dead or diseased trees or unsightly growth. Walking trails may encroach into the buffer, only to the extent shown in exhibit A.
 - b. A 50-foot buffer will be provided along the Hickory Haven subdivision, as shown on the conceptual plan. In this buffer, where trees are removed during site development, the applicant shall plant evergreen trees (4'-5' in height at the time of planting) in a staggered row, no less than 8' on center.
 - c. There shall be a landscape and/or natural buffer of variable width, but in no case less than one hundred (100) feet in width, along the western property line adjacent to Hockett Road. Roads may pass through the buffer in a generally perpendicular manner. Utilities/fencing/walls/grading adjacent to Hockett Road and signage shall be permitted within such buffer. Such buffer shall be planted in a manner similar to that existing across Hockett Road at The Parke at Centerville, and shall be planted with an equal or greater (but in no case smaller) number of trees (evergreen, deciduous, and/or ornamental, and measuring not less than 6' in height at the time of planting) and shrubs, as determined at the time of Landscape Plan review.
6. Underground Utilities. Except for junction boxes, meters, existing and/or relocated existing overhead utility lines and technical or environmental reasons, all utility lines on the Property shall be underground. Utilities, easements, and driveways may be located in

the open space.

7. Sidewalks and Trails. Walking trails shall be provided generally as shown on the Conceptual Plan. Sidewalks shall be provided on at least one side of each internal street.
8. Sod and Irrigation. Each front and side yard, exclusive of mulched planting beds, shall be initially sodded and irrigated.
9. Sanitary Sewer. The Developer shall construct a sanitary sewer stub to the edge of the subject property adjacent to the Hickory Haven neighborhood, and record easements on the subject property to allow Hickory Haven neighborhood residents the ability to extend and tie to the sanitary sewer.
10. Street Trees. Street trees shall be planted on both sides of internal streets at approximately fifty foot (50') intervals.
11. Minimum Lot Width. Lots shall have a minimum width of sixty-five feet (65').
12. Entrance Feature and Detached Signage. An entrance feature with project identification signage shall be provided at the main access to the subject parcel and shall be located at least fifteen (15) feet from the right-of-way. The project identification signage shall be ground-mounted, shall not exceed ten (10) feet in height as measured from the grade of the base of the sign, shall not exceed twenty-five (25) square feet in area, and shall be externally lit employing ground-mounted, directionally-shielded light fixtures aimed and controlled so that light shall be directed and confined to the object intended to be illuminated to minimize glare, sky glow and light trespass.
13. Street Lighting. Any street lights shall not exceed twelve (12) feet in height, and shall be non-glare, decorative in style, residential in character, and dark sky compliant.
14. Access to Existing Cemetery. Access to and space for at least one (1) car to park shall be provided for the benefit of the cemetery, exact location to be determined and approved during site plan approval.
15. Cash Proffer. Per the County's adopted Capital Impact Model, the Applicant, or its assignees, shall pay \$12,592 per residential lot to the County of Goochland for public facility improvements (\$5,030 for public school facilities, \$4,331 for transportation facilities, \$1,109 for park facilities, and \$2,122 for public safety facilities). Such payment shall be made prior to the time of the issuance of any Certificate of Occupancy for each dwelling built on each of the lots. The cumulative percentage increase or decrease in the Marshall & Swift Building Cost Index for the most recently published twelve (12) months, shall be added to or, in the instance of a decrease, subtracted from the amount proffered, in the year following the rezoning, and added to or, in the case of a

decrease, subtracted from the recalculated amount for each subsequent year. Cash proffer amounts, recalculated due to the index provided above, shall be effective the next year on the date of the Board's adoption of annual adjustments, or July 1, whichever comes first, for payments made through such date. Any cash proffer shall be increased or decreased automatically in accordance with this method.

16. Pedestrian Connectivity along Hockett Road. A meandering trail of not less than four feet in width with an all-weather, hard-surface shall be constructed within the 100-foot buffer along Hockett Road and shall be primarily located within the waterline easement.

17. Environmental Buffers, Floodplain, and Wetlands. Environmental buffers, as described in Proffer 5(a), property located within the 100-yr floodplain, and wetlands to remain shall not be located within the boundaries of individual lots, and shall be included in the common area/open space dedicated to the homeowners' association.

18. Stub Road Connections. Stub road connections shall be provided to the properties to the south and to the east, generally as shown on the Conceptual Plan.