



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 08/03/21 02:00 PM
Department: Planning & Zoning
Category: BOS Rezoning Ordinance
Prepared By: Tom Coleman
Department Head: MinuteTraq Admin

**ADOPTED
ORDINANCE**

(ID # 4054)

✓ Vote Record - Ordinance 4054						
<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 Withdrawn 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 <input type="checkbox"/> Public Hearing Held			Yes/Aye	No/Nay	Abstain	Absent
	Susan Lascolette	Seconder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ken Peterson	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Lumpkins	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Neil Spoonhower	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Don Sharpe	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 AUGUST 3, 2021, IN THE GOOCHLAND COUNTY ADMINISTRATION BUILDING, 1800 SANDY HOOK RD., SUITE 250, GOOCHLAND, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

Ordinance approving rezoning 265.612 acres from Agricultural, Limited (A-2) to Residential, General (R-3), with proffered conditions, on Scott Road, Rural Hill Lane, Cedar Point Road, and Gathright Drive for Tax Map Nos. 42-1-0-14-0, 42-7-0-B-1, 42-7-0-B-0, 42-7-0-E-0, 42-7-0-D-0, 42-7-0-A-0, 42-7-0-B-2, and 42-1-0-59-A2

WHEREAS, Virginia Code §§ 15.2-2280 and 15.2-2285 enable the Goochland County Board of Supervisors to adopt and amend its zoning ordinance including both a map showing the division of land into districts and text setting forth the regulations applying to each district, and Virginia Code § 15.2-2303 allows the Board of Supervisors to accept reasonable conditions proffered by an applicant in a rezoning; and

WHEREAS, Yellowstone Communities, LLC filed an application requesting a rezoning of 265.612 acres from Agricultural, Limited (A-2) to Residential, General (R-3) with proffered conditions, for Tax Map Nos. 42-1-0-14-0, 42-7-0-B-1, 42-7-0-B-0, 42-7-0-E-0, 42-7-0-D-0, 42-7-0-A-0, 42-7-0-B-2, and 42-1-0-59-A2 located on Scott Road, Rural Hill Lane, Cedar Point Road, and Gathright Drive in Election District 3; and

WHEREAS, applicant plans to develop a subdivision with up to 170 lots; and

WHEREAS, applicant has proffered 20 conditions governing the use of the property which are found to be reasonable modifications of or additions to the requirements applicable to the property pursuant to the County Zoning Ordinance; and

WHEREAS, the county’s Comprehensive Plan recommends this area for Single Family Residential, Low Density and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Planning Commission advertised as required by law and held a public hearing on this application on June 3, 2021 and voted 4-1 to recommend denial of this request; and

WHEREAS, pursuant to Virginia Code § 15.2-2204, the Goochland County Board of Supervisors advertised as required by law and held public hearings on this application on July 6 and August 3, 2021.

NOW, THEREFORE, BE IT ORDAINED, that the Goochland County Board of Supervisors hereby finds that granting this request is a matter of public necessity, convenience, general welfare, or good zoning practice; and

BE IT FURTHER ORDAINED, this 3rd day of August, 2021, that Goochland County Board of Supervisors hereby approves the zoning classification to Residential, General (R-3) for 265.612 acres identified as Tax Map Nos. 42-1-0-14-0, 42-7-0-B-1, 42-7-0-B-0, 42-7-0-E-0, 42-7-0-D-0, 42-7-0-A-0, 42-7-0-B-2, and 42-1-0-59-A2 located on Scott Road, Rural Hill Lane, Cedar Point Road, and Gathright Drive in Election District 3, subject to the following proffered conditions:

- 1. Conceptual Plan.** The Property under consideration in this case (the “Property”) shall be developed in general conformance with the exhibit titled “Rural Hill on the James Conceptual Plan” by Youngblood, Tyler & Associates dated July 13, 2021, attached hereto as Exhibit A. The exact locations, footprints, configurations, size, and details of the lots, drives, roads, and other improvements shown on the Conceptual Plan are illustrative and may be modified as required for final engineering design, compliance with governmental regulations, or as otherwise approved at the time of subdivision review of the Property, but any such modifications shall be in substantial conformance with the Conceptual Plan.
- 2. Buffer Requirements.**
 - a. Gathright Drive. A natural and landscaped buffer a minimum of seventy-five (75) feet in width shall be provided along the boundary of the Property adjoining Gathright Drive. Utilities may cross the buffer perpendicularly and signage may be placed within the buffer.
 - b. Scott Road. A natural and landscaped buffer a minimum of seventy-five (75) feet in width shall be provided along the boundary of the Property adjoining the existing portion of Scott Road that borders lot 135 and lots 137-140 as shown on Exhibit A. A natural and landscaped buffer a minimum of fifty (50) feet in width shall be provided adjacent to lots 130-131 and 134 as shown on Exhibit A. The buffer shall be planted in accordance with the “Scott Road Buffer Landscape Plan” by Youngblood, Tyler & Associates dated June 25, 2021, attached hereto as Exhibit C. Utilities may cross the buffer perpendicularly and signage may be placed within the buffer.
 - c. A natural and landscaped buffer a minimum of fifty (50) feet in width shall be provided along the rear of lots 22, and 24-27, as shown on the conceptual plan, adjacent to parcels 6757-76-2707, 6757-66-7564, and 6757-67-2038. In areas shown on the Conceptual Plan as “SUPPLEMENTAL EVERGREEN LANDSCAPING TO BE PLANTED,” a double row of supplemental evergreen plantings shall be installed at a minimum of ten (10) feet on center. Utilities may cross the buffer perpendicularly.

- d. A natural and landscaped buffer a minimum of fifty (50) feet in width shall be provided along the rear of lots 35-38, as shown on the conceptual plan, adjacent to parcel 6757-46-8337. In areas shown on the Conceptual Plan as “SUPPLEMENTAL EVERGREEN LANDSCAPING TO BE PLANTED,” a double row of supplemental evergreen plantings shall be installed at a minimum of ten (10) feet on center. Utilities may cross the buffer perpendicularly.
 - e. A natural and landscaped buffer a minimum of fifty (50) feet in width shall be provided along the rear and/or sides of lots 37-39, 42, and 73, as shown on the conceptual plan, adjacent to parcels 6757-45-1465, 6757-45-3595, and 6757-45-6411. In areas shown on the Conceptual Plan as “SUPPLEMENTAL EVERGREEN LANDSCAPING TO BE PLANTED,” a double row of supplemental evergreen plantings shall be installed at a minimum of ten (10) feet on center. Utilities may cross the buffer perpendicularly.
 - f. A natural and landscaped buffer a minimum of fifty (50) feet in width shall be provided along the rear and/or sides of lots 114 and 119-121, as shown on the conceptual plan, adjacent to parcels 6757-52-9572 and 6757-62-5418. In areas shown on the Conceptual Plan as “SUPPLEMENTAL EVERGREEN LANDSCAPING TO BE PLANTED,” a double row of supplemental evergreen plantings shall be installed at a minimum of ten (10) feet on center. Utilities may cross the buffer perpendicularly.
 - g. Landscaping in the buffers described above shall be installed prior to the issuance of the first certificate of occupancy for any of the lots adjoining said buffer.
3. **Density.** No more than one hundred and seventy (170) single family residential units shall be constructed on the Property.
 4. **Elevations.** Homes constructed on the Property shall be similar in architectural treatment with the elevations attached hereto entitled “Rural Hill on the James Elevations” attached hereto as Exhibit B. Various design elements shall be incorporated to provide variety amongst individual dwelling units, including but not limited to, varying colors of siding, brick, or stone, accent materials, varying colors of exterior elevations, varying window designs, and varying doorway designs. No two dwellings adjoining each other side by side shall be identical in exterior architectural features and colors. Any new single-story home shall have a minimum of 1,800 square feet of floor area and any new two-story home shall have a minimum of 2,500 square feet of floor area. Floor area includes the area of the garage.
 5. **Amenities.** The Property shall contain recreational areas in general conformance with the conceptual plan. The property shall contain at least a 2,000 square foot pavilion, pedestrian trails, and a dock in the approximate locations depicted on the conceptual plan. The pedestrian trails shall be constructed of asphalt a minimum of four (4) feet in width. Construction of pedestrian trails shall occur in phases timed in conjunction with initial development of platted sections of the Property, so that those portions of pedestrian trails shown on the Conceptual Plan that are located within a platted section of the Property shall be constructed during initial development of the corresponding section. The pavilion and dock shall be provided upon issuance of the 100th certificate of occupancy.
 6. **Sidewalks.** A minimum four (4) feet wide concrete sidewalk shall be located along Reed Marsh Lane, Road A, Road B, Road K, and Rural Hill Lane in the approximate locations shown on the conceptual plan. The exact locations may be modified as required for final

engineering design, compliance with governmental regulations, or as otherwise approved at the time of subdivision review of the Property, but any such modifications shall be in substantial conformance with the Conceptual Plan and there shall be a pedestrian connection (either by sidewalk or trail) from the Property to the sidewalk in the Reed Marsh subdivision.

7. **River Valley Lane.** River Valley Lane is to remain in its current state and shall remain in its current location. A VDOT approved entrance shall be constructed at its intersection with the improved Scott Road.
8. **Protective Covenants.** A document setting forth covenants shall be recorded in the Clerk's Office of the Circuit Court of Goochland County, setting forth controls on the development and the maintenance of property and establishing an owner's association ("Association"). The covenants shall describe standards of uniform maintenance of individual lots, common areas, open space, and landscaping. The Association shall establish uniform rules relating to the standards for approval by the Association of any improvements within the property, including but not limited to, construction of buildings, other structures, and signage.
9. **Hours of Construction.** During the construction of the development on the property, the hours of exterior construction shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours to complete such work as concrete pours or utility connections. Construction signs shall be posted stating the hours of construction.
10. **Cash Proffer.** The applicant, or its assignees, shall pay thirteen thousand, seven hundred and eighty-one dollars (\$13,781.00) for each residential lot to the County of Goochland. Such payments shall be due and payable only after completion of the final inspection by the County and prior to the time of the issuance of the certificate of occupancy for each residential home. The cumulative percentage increase or decrease in the Marshall & Swift Building Cost Index for the most recently published (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 decrease, subtracted from the recalculated amount for each subsequent year. Cash proffer amounts, recalculated, due 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.
11. **Exterior Facades.** Exterior façade materials shall be brick, stone, horizontal or vertical siding, or any combination thereof. Siding materials shall be manufactured from cement fiber board (such as Hardie-Plank, Hardie-Shingle, or Hardie-Trim), vinyl siding or other material comparable in quality. Where vinyl siding is used it shall have a minimum wall thickness of 0.044 inches. Metal, PVC, Fypon, or other similar materials may be used for trim and accent features only.
12. **Street Trees.** A minimum of two trees measuring a minimum of two (2) inch caliper shall be retained or planted in the front yard of all proposed lots. The exact location of planting may be field adjusted based on the location of utilities, driveways, etc. The trees required for each lot shall be installed prior to the certificate of occupancy for that lot.
13. **Entrance Feature.** Each public entrance into the property shall contain an entrance monument similar to the monuments shown on the exhibit titled "Rural Hill on the James Entrance Monument" attached hereto as Exhibit D.
14. **Landscape Plan.** A landscape plan shall be submitted with the Plan of Development

detailing the landscaping requirements for the buffers and street trees. Details of the entrance features will also be included within the landscape plan.

15. Road Improvements. Upon issuance of the 50th certificate of occupancy, road improvements shall be provided as listed below and as shown on the attached exhibit by Youngblood, Tyler & Associates titled "Scott Road Intersection Striping Plan," dated June 25, 2021, attached hereto as Exhibit E.

a. River Road West @ Scott Road Intersection

- i. Restripe westbound River Road West to create a left turn lane with a minimum of seventy-five (75) feet of storage.
- ii. Restripe eastbound River Road West to create a left turn lane with a minimum of seventy-five (75) feet of storage.

16. Underground Utility Lines. All utility lines on the Property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetland areas, and utility lines required to be above ground by the utility company.

17. Foundations. All finished floor areas, except basements, shall be constructed above grade or give the appearance of being constructed above grade. The exterior portions of all residential foundations, including the exterior portion of foundations below the first-floor level which is visible above grade, shall be constructed of brick, stone, or stone veneer.

18. Roof Materials. All homes shall be constructed with a roof that has a minimum twenty-five (25) year certified warranty.

19. Driveways. All driveways shall be constructed of cobblestone, brick, precast pavers, concrete, asphalt, or other similar material.

20. Construction Traffic. Earthmoving equipment and construction vehicles related to clearing, grading, utility installation, homebuilding, and roadway construction on the Property shall access the Property from Reed Marsh Lane and shall not access the Property from Scott Road. This proffer shall not apply to vehicles and construction equipment needed for required construction improvements within or related to Scott Road.

A COPY ATTEST:



Manuel Alvarez, Interim County Administrator
Gochland County Board of Supervisors

YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 7309 HANOVER GREEN DRIVE, P.O. BOX 517, MECHANICSVILLE, VIRGINIA 23111
 PHONE: (804) 746-5285 FAX: (804) 730-7624 EMAIL: TYLER@YOUNGBLOOD-TYLER.COM

RURAL HILL ON THE JAMES
 LICKINGHOLE DISTRICT GOOCHLAND COUNTY, VIRGINIA

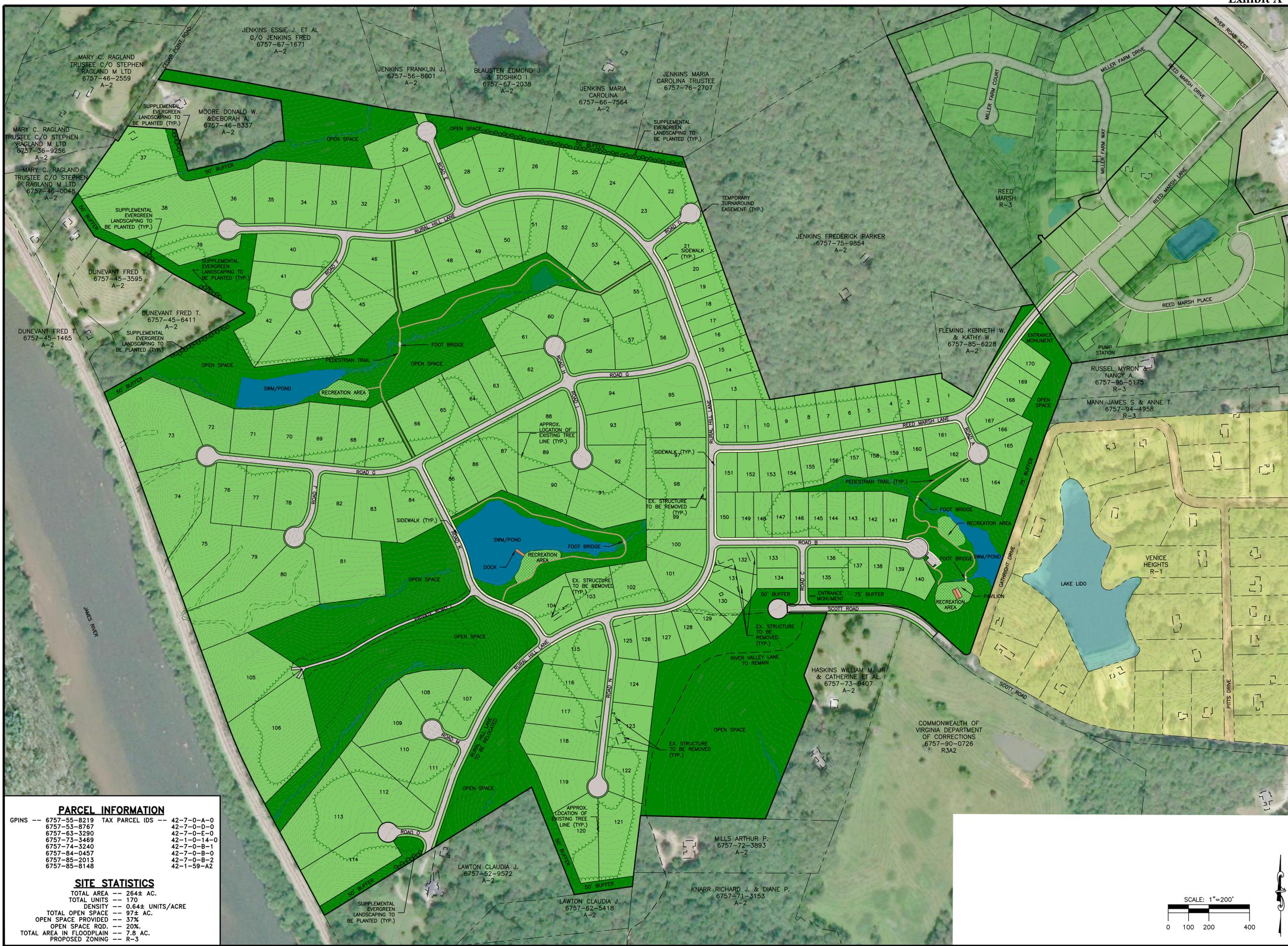
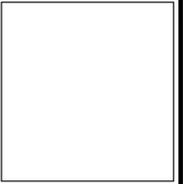
CONCEPT PLAN EXHIBIT A

DATE: JULY 13, 2021

REVISIONS	
NO.	DESCRIPTION

DESIGNED BY: WAB
 DRAWN BY: GKA
 CHECKED BY: WAB

J. N.: 289-12-100
 CAD FILE: Layout 11

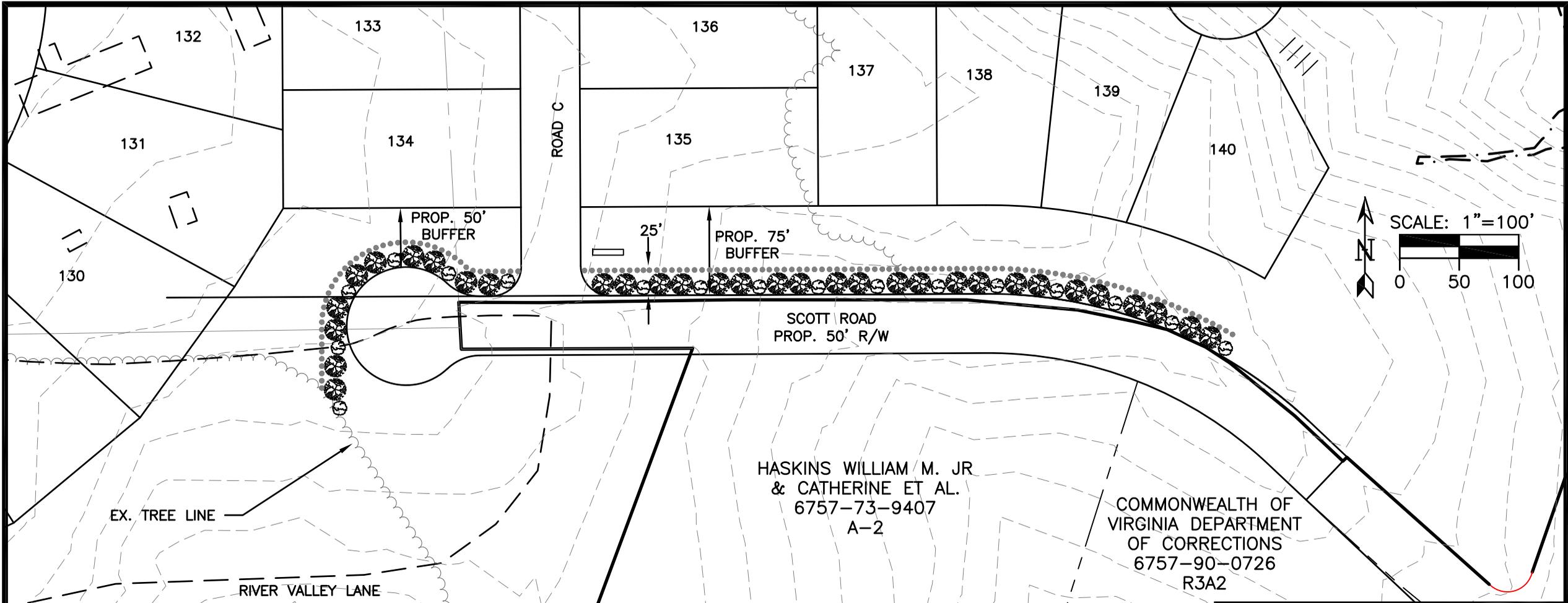


PARCEL INFORMATION		
GPINS --	6757-55-8219	TAX PARCEL IDS -- 42-7-0-A-0
	6757-53-8767	42-7-0-D-0
	6757-63-3290	42-7-0-E-0
	6757-73-3469	42-1-0-14-0
	6757-74-3240	42-7-0-B-1
	6757-84-0457	42-7-0-B-0
	6757-85-2013	42-7-0-B-2
	6757-85-8148	42-1-59-A2

SITE STATISTICS		
TOTAL AREA --	264± AC.	
TOTAL UNITS --	170	
DENSITY --	0.64± UNITS/ACRE	
TOTAL OPEN SPACE --	97± AC.	
OPEN SPACE PROVIDED --	37%	
OPEN SPACE RD. --	20%	
TOTAL AREA IN FLOODPLAIN --	7.8 AC.	
PROPOSED ZONING --	R-3	

J:\PROJECTS\RURAL HILL\LAUNDRY (GIS)\MOST CURRENT LAYOUT_LAYOUT 13.DWG

J:\PROJECTS\RURAL_HILL\EXHIBITS\LANDSCAPE\EXHIBIT_C.DWG



PLANTING LEGEND

SYMBOL	PLANT TYPE AND SIZE
	LARGE TREE
	SMALL TREE
	SHRUB

EXHIBIT C
SCOTT ROAD BUFFER LANDSCAPE PLAN
GOOCHLAND COUNTY, VIRGINIA
LICKINGHOLE DISTRICT

**YOUNGBLOOD
TYLER &
ASSOCIATES, P.C.**

**CIVIL ENGINEERS, PLANNERS
& LAND SURVEYORS**
7309 HANOVER GREEN DRIVE
P.O. BOX 517
MECHANICSVILLE, Va. 23111
(804) 746-5285

CAD FILE: SCOTT...LANDSCAPE	SC: AS SHOWN
DATE: JUNE 25, 2021	DRAWN BY: GKA
	CHECKED BY: WAB

