

on the south side of Whitehall Road (Route 673) approximately 2/3 of a mile west of the intersection with Sandy Hook Road in the Lickinghole Magisterial District. The applicant is requesting that the subject property be rezoned from A-2 (Agricultural, Limited) to R-1 (Residential, Limited) to support a single-family subdivision consisting of forty-six (46) lots. The Comprehensive Plan shows this area as being in the Sandy Hook Village and as such is suitable for residential with a density range averaging two acre lots without water and sewer, pages 151-175, **Att. #26**

PROPOSED AMENDMENTS TO APPENDIX A (COUNTY CODE OF ORDINANCES) PERTAINING TO REVISIONS TO THE COUNTY ZONING ORDINANCE CONCERNING THE RPUD ZONING DISTRICT, pages 176-200, Att. #27

The ordinance amends the Goochland County Zoning Ordinance (Appendix A) to the Goochland County Code of Ordinances) for Article 12. The proposed amendment establishes a matrix to determine the maximum density in this zoning district. The base line density for this district is one unit per acre with public water and sewer. The density may be increased to a maximum of 2.5 units per acre based on the performance of the applicant as per the matrix in the following language:

ARTICLE 12. RESIDENTIAL PLANNED UNIT DEVELOPMENT, DISTRICT RPUD

Section 4. Site Requirement

3. *Maximum allowable residential densities.*

Cluster development shall be permitted only upon provision of either central or public sanitary sewer and water systems. The maximum gross residential density shall not exceed ~~two (2)~~ one (1) dwelling units per acre. The maximum net residential density shall not exceed ~~six (6)~~ ten (10) dwelling units on any one (1) acre. However, the maximum gross density may be increased up to a maximum of ~~twenty-five (25) percent, but shall not exceed a total of two and five-tenths (2.5) dwelling units per acre within the gross residential acreage, in accordance with Article 12, section 9.4, Environmental Design incentives; provided, however, that the land areas provided for each mentioned facility are over and above that required by other ordinances of Goochland County. (Ord. of 3-21-95(2))~~

Section 8. Home owners association (HOA) or property owners association (POA).

2. All common property shall be deeded to a HOA or POA. The developer shall file a declaration of covenants and restrictions that will govern the HOA or POA with the application for tentative plat approval.

3. The home owners association or property owners association, including bylaws, covenants and restrictions and articles of incorporation must be set up and legally constituted prior to the sale of any lot, dwelling unit or other structure located within the RPUD.

4. Such HOA or POA must be effectual prior to the sale of fifteen (15) percent of said lots or dwelling units.

5. All covenants and restrictions must be permanent, run with the land and must encompass the following provisions:

- a. The HOA or POA must be responsible for liability insurance, local property taxes, and the maintenance of all streets, land and other commonly owned facilities.
- b. Homeowners must pay their pro rata share of the cost of the above through an assessment levied by the HOA or POA which must become a lien on each homeowner's property.
- c. The HOA or POA must be able to adjust assessments to meet changing needs.
- d. The HOA or POA must be organized as a nonprofit corporation and shall be managed by a trained professional.

e. Lots or dwelling units assessed by the HOA or POA shall only be those indicated on the final plat approval by the planning commission.

f. Provisions must be made to gradually turn over full control of the RPUD to the HOA or POA.

Section 9. Administration.

4. *Environmental Design incentives.* The planning commission may recommend an increase in the total number of permitted dwelling units up to ~~twenty-five (25) percent~~ two and five tenths (2.5) dwelling units per acre as indicated below; ~~provided, however, that the land areas provided for each below-mentioned facility are over and above that required.~~ The percentages density bonus for each item may be applied cumulatively and may not exceed more than ~~twenty-five (25) percent~~ two and five tenths (2.5) dwelling units per acre. The planning commission may recommend less than the full bonus allotment for a single element based on the individual merits of an application.

Design Element	Maximum Density Bonus (du/ac)
Affordable housing	0.1
Age restricted housing	0.3
Housing for elderly/extended care facilities	0.1
Architectural quality	0.3
Site designs that enhance the visual character	0.2
Open space beyond minimum required	0.2
Utilization of TDR	0.15
Conservation easements	0.1
Environmentally sensitive design/low-impact development	0.2
Conservation of historic areas/structures/landscapes	0.1
Recreational facilities/pedestrian facilities	0.1
Connectivity/expansion of the infrastructure network	0.1
Yet to be identified positive elements	As determined by the Board of Supervisors

a. Affordable housing; 0.1 du/acre: A minimum of 10% of the total unit count must be constructed as affordable housing in compliance with any adopted County policy or as determined by the Board of Supervisors. The location must be compatible with the Comprehensive Plan and the County's land use policies.

b. Age restricted housing; 0.3 du/acre: A minimum of 100% of the residential site development must be in age restricted housing. Age targeted developments will not be eligible for this bonus. Appropriate and sufficient conditions to guarantee integrity and long-term land use must be provided. The location must be compatible with the Comprehensive Plan and the County's land use policies.

c. Housing for the elderly; 0.1 du/acre: A minimum of 10% of the total development gross square feet of building must be housing for the elderly. The location must be compatible with the Comprehensive Plan and the County's land use policies.

d. Architectural quality; 0.3 du/acre: Style and details must be appropriate for the type of development and be clearly superior in design and execution to typical developments of similar type. Quality and nature of materials must be clearly superior in design and execution to developments of similar type. If meaningful and appropriate, style, design and materials should be compatible with existing architectural

or other built features nearby. For larger and/or multi-unit projects, architectural styles and materials should be varied in a complementary fashion. Extra attention must be given to the architectural treatment of unique features including service areas, mechanical equipment and blank facades.

e. Site design; 0.2 du/acre: Character and quality of design elements such as earth forms, roadways, pathways, trails, landscape materials and design, signage, lighting, placement of site features (including structures), traffic control devices, etc. must be appropriate for the type of development and be clearly superior in design and execution to developments of similar type. Site designs that enhance, complement and/or contribute to positive existing natural features may be eligible for bonus consideration. Extraordinary site design and treatments along or abutting adjacent properties may be eligible for bonus consideration.

f. Open space beyond minimum required; 0.2 du/acre: Density bonus effective only for space in excess of required minimum. Bonus will be determined by evaluation of meaningful contributions to overall site design, protection and enhancement of visual corridors and view sheds, maintenance and support of natural character features. Open space used as an extension or continuation of contributing off-site amenities may be eligible. Open space developed specifically for natural habitat for flora and fauna may be eligible.

g. Utilization of Transfer of Development Rights (TDR); 0.15 du/acre: Must be consistent with any adopted County policy or as determined by the Board of Supervisors. Locations of 'donor' and 'recipient' properties must be compatible with Comprehensive Plan and/or other land use policy documents.

h. Conservation easements; 0.1 du/acre: Bonus will be determined as a function of the degree and value the easement brings to the project. Bonus evaluation criteria noted in the Open Space section above will be the basis for evaluation in this category.

i. Environmentally sensitive/low-impact development; 0.2 du/acre: Natural areas preserved and enhanced over and above that typically done and expected for a development of its type may be eligible for bonus element consideration. Wetlands created, wooded areas expanded, erosion prone slopes stabilized and given extra treatment, stream buffer zones over and above that required, etc., that are incorporated into the site design may be eligible for consideration. Low impact surfaces, grading, drainage, erosion controls and other land management techniques over and above that required may be eligible for consideration. Habitat creation and/or protection is encouraged and may be eligible for consideration.

j. Conservation of historic assets; 0.1 du/acre: Historic assets [structures, sites, features] either officially recognized/registered or not that are saved, preserved and/or incorporated into the project development may be eligible for bonus element consideration. Historic significance interpretive signage, markers and/or public access may be eligible for consideration.

k. Recreational facilities/pedestrian facilities; 0.1 du/acre: Recreational facilities including active recreation fields, walking and biking trails, sidewalks, pools, lakes, ponds, shelters, gazebos and amphitheaters beyond that required or typically incorporated may be eligible for bonus consideration. Recreational facilities developed and made available for meaningful public use, instruction, and/or organized league activities may be eligible.

l. Connectivity/expansion of the infrastructure network; 0.1 du/acre: Development that extends and/or oversizes utilities, extends roads, provides additional easements, etc. may be eligible for bonus consideration. Development that facilitates or affects connectivity with current or future development so as to reduce costs and/or reduce impacts may be eligible for bonus consideration.

m. Bonus points may be granted for elements deemed positive and beneficial but not otherwise categorized by the above criteria.

a. — Open space.

i. — 2 percent: For each 2 acres of parkland dedicated to residences, or monetary contribution to the county in lieu of, over and above that required by the subdivision ordinance.

ii. — 2 percent: Twelve-foot right-of-way provision for approved bridle, hiking and bicycling trails.

iii. — 10 percent: Dedication of an acceptable public school site (minimum of 20 acres) or monetary contribution in lieu of the amount to be determined at the time of subdivision review by the board of supervisors.

b. — Site planning design.

i. — 2 percent: Excellence in use of existing topography and/or land recontouring.

ii. — 3 percent: Excellence in siting buildings and building groupings which may include variations in building setbacks.

iii. — 2 percent: Provision in design for usable courtyards, gardens and patios.

iv. — 1 percent: Proper consideration of sun and wind orientations.

v. — 4 percent: Right-of-way provisions for riding, hiking and bicycling.

c. — Landscape planting and screening.

i. — 1 percent: Provision of a landscaped buffer strip at least 10 feet wide between structures, in addition to that required by Article 11, section 3.5c on all peripheral lot lines with a less restricted use (i.e., commercial). (Ord. of 3-21-95(2))

ii. — 5 percent: For the retention of planting of 12 trees of 4 or more inches in caliper per residential unit.

d. — Facilities and amenities.

i. — 5 percent: Recreational facilities which may or may not include a golf course and occupying 1 square foot of residential floor area.

ii. — 5 percent: Swimming pool (5 percent for each pool; not to exceed 10 percent).

iii. — 1 percent to 3 percent: Tennis courts (1 percent for each court) and playground recreation equipment.

iv. — 5 percent: Community center building and/or activities center.

v. — 2 percent: Land area dedicated for public building site such as a fire station.

vi. — 3 percent: Manmade lakes and water features (3 percent for lake of 5 to 10 acres, 4 percent for lake of 10 to 15 acres, 5 percent for lake of more than 15 acres (not to exceed 5 percent total credit lake)).

vii. — 1 percent: Provisions for pedestrian leisure facilities, such as plazas, bicycle racks, benches, etc.

e. — Reserved.

PROPOSED AMENDMENTS TO THE GOOCHLAND COUNTY COMPREHENSIVE PLAN, pages 195-200, **Att. #28**

The following amendments have been drafted in an effort to discourage rezonings in the rural enhancement areas and to strongly discourage further divisions of by right subdivisions. In addition, the screening and buffering of subdivisions is encouraged in an effort to preserve rural character. These amendments further support strategies identified as 3.21c, 3.21d and 3.23b on page 42 of the Comprehensive Plan. The amendments are as follows:

- **Page 42 - Strategy 3.2.1c:** ~~Encourage new major subdivisions outside village areas designated growth centers to develop in a cluster pattern that sets aside open space in a conservation easement~~