

# Issue Analysis Form



**Date:** October 25, 2016 - Board of Supervisors Meeting

**Item:** BPP Jefferson Pointe LLC – Jefferson Pointe Apartments – Conditional Rezoning Case Request

**Lead Department:** Community Development

**Contact Person:** Douglas Miles, Planning Manager

## Description and Current Status

The applicant proposes to conditionally rezone 3.4 +/- acres from B-1, General Business District to R-3, General Residential District to permit 48 apartment units, a clubhouse, pool and the modernization of the entrance to the apartment development.

## Government Path

**Does this require IDA action?**

Yes  No

**Does this require BZA action?**

Yes  No

**Does this require Planning Commission action?**

Yes  No  
September 22, 2016  
Recommended for  
Approval by 7-0 vote.

**Does this require Board of Supervisors action?**

Yes  No  
October 25, 2016

**Does this require a Public Hearing?**

Yes  No

**If so, before what date?**

n/a

## Fiscal Impact Statement

The applicant has voluntarily offered \$65,568 to address the impact upon the schools and specifically for the funding to be used to replace the doors and windows at L.L. Beazley Elementary School.

## County Impact

The applicant has proffered that the proposed apartment units will be well appointed with interior finishes such as stainless steel appliances, crown molding, tray ceilings, and kitchen islands and decorative backsplashes. The new Clubhouse building will have a second floor fitness gym, a jacuzzi, and a competition style pool for their residents.

## Notes

n/a

Board of Supervisors  
County of Prince George, Virginia

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 25th day of October, 2016:

Present:

William A. Robertson, Jr., Chairman  
Jerry J. Skalsky, Vice Chairman  
Alan C. Carmichael  
Donald Hunter  
T. J. Webb

Vote:

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**CONDITIONAL REZONING RZ-16-03** Request of BPP Jefferson Pointe LLC to conditionally rezone 3.4 +/- acres from B-1, General Business District to R-3 General Residential District to permit apartments. The Comprehensive Plan calls for Commercial use. The subject properties are located at the intersection of Bailey's Ridge Boulevard and Jefferson Park Road, adjacent to Fort Lee, and are identified as Tax Maps 12D(03)00-003-0 & 004-0.

BE IT ORDAINED by the Board of Supervisors of Prince George County that the Conditional Rezoning Application identified as RZ-16-03 is granted as an amendment to the official zoning map with the following conditions:

The Owner (the "Owner") in this zoning case, pursuant to §15.2 2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, Virginia (the "County") for themselves and their successors or assigns, proffer that the development of the Property known as Prince George County Tax Identification Numbers 12D(03)00-003-0 and 12D(03)00-004-0 (together, the "Property") under consideration will be developed according to the following conditions if, and only if, the application request for rezoning to R-3 General Residential is granted with only those conditions voluntarily agreed to by the Applicant. In the event the request is denied or is approved with conditions not agreed to by the Owner, the proffers shall immediately be null and void and of no further force or effect.

Exhibit A – Schematic Site Plan, prepared by McAllister + Foltz Architecture, P.C., dated August 22, 2016 (the "Plan").

Exhibit B – Elevations for Apartments, prepared by McAllister + Foltz Architecture, P.C., dated August 22, 2016 (the "Elevations").

Exhibits C1, C2, C3 – Floor plans for Apartments, prepared by McAllister + Foltz Architecture, P.C., dated August 22, 2016 (the “Floor Plans”).

Exhibit D – List of interior finishes for Apartments dated August 22, 2016.

Exhibits E1, E2, E3 – Elevations and floor plans for Clubhouse, prepared by McAllister + Foltz Architecture, P.C., dated August 22, 2016 (the “Clubhouse”).

1. Siding Materials. Siding material shall be HardiPlank or similar fiber cement siding, with a minimum of ten percent (10%) of buildings facades faced with brick, stone, stucco, or materials having the appearance of such materials. Alternative siding materials maybe permitted if approved by the Director of Community Development and Code Compliance; however, vinyl siding shall not be permitted.
2. Private Roads. Access and interior drive aisles within the Property, as well as paved sidewalks and curb and gutter, shall be private and maintained by the Owner.
3. Landscaping. In addition to the landscaping requirements set forth in the Zoning Ordinance, the corner side setback from Jefferson Park Road shall contain plantings consistent with Section 90-826.2, provided that existing vegetation may be preserved and used as part of the required landscaping as approved by the Director of Community Development and Code Compliance.
4. Dwelling Units. All units shall be 1, 2 or 3 bedrooms. Not more than 25% of these units may contain three (3) bedrooms.
5. Construction in Accordance with Plan, Floor Plans, Elevations, and Interior Finishes. The Property shall be developed substantially in accordance with the Plan attached as Exhibit A. Apartment buildings shall be constructed to generally conform to the Elevations attached as Exhibit B. Dwelling units in each of the Apartment buildings shall be constructed generally in conformance with the Floor Plans attached as Exhibit C. The interior finishes in each dwelling unit shall generally conform to Exhibit D. Minor deviations from the floor plans, elevations and list of finishes may be approved by the Director of Community Development and Code Compliance. Major deviations from the Exhibits shall only be permitted if approved by the Planning Commission.
6. Recreational facilities: Recreational facilities including a two-story Clubhouse with gym, pool and jacuzzi for residents shall be provided substantially in accordance with Exhibit A and Exhibits E1, E2, E3. A certificate of occupancy for the recreational facilities must be obtained prior to the issuance of a building permit for the apartment building to be constructed on Parcel 12D(02)001-011-0.

7. Signage. A monumental sign, as permitted by the Zoning Ordinance, shall be installed to generally conform to the sign shown on Exhibit A.
8. Public School Facility Improvements. In accordance with Code of Virginia § 15.2-2303.4, a cash payment of \$1,366 per dwelling unit shall be paid to the County at the time of issuance of the certificate of occupancy for each building for public school facility improvements (the “School Improvements”) necessary to address impacts at L.L. Beazley Elementary School that are specifically attributable to the proposed apartments. School Improvements means a portion of the doors and windows that have been identified as needing replacement to adequately provide educational services to additional children, which School Improvements must be installed within two (2) years of the issuance of the later issued certificate of occupancy for the apartment buildings, or this proffer shall be void and of no effect. The total cash payment herein provided shall not exceed \$65,568. The Owner affirms that the cash proffer provided herein is voluntarily given to address impacts that are specifically attributable to the new residential development in accordance with Code of Virginia § 15.2-2303.4.
9. Water Line Connection. The Owner shall connect to the County water line along Baileys Ridge Drive.
10. Financing to be insured by FmHA Section 221 (d) (4), with no subsidized any housing units.

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Adopted on October 25, 2016 and becoming effective immediately.

**BOARD OF SUPERVISORS  
CONDITIONAL REZONING REPORT SUMMARY**

**CASE NUMBER:** RZ-16-03 Conditional Rezoning Case Request  
**APPLICANT:** BPP Jefferson Pointe LLC – Jefferson Pointe Apts.  
**LOCATION OF PROPERTY:** Intersection of Bailey's Ridge Boulevard and  
Jefferson Park Road, adjacent to Fort Lee Post

**TAX MAPS:** 12D(03)00-003 and 004-0  
**EXISTING ZONING:** B-1 General Business District  
**PROPOSED ZONING:** R-3 General Residential District  
**EXISTING USE:** Vacant parcels

**SURROUNDING ZONING:**  
**NORTH & SOUTH:** B-1 General Business - Bank and Mini-Storage  
**WEST:** A-1 Agricultural - Fort Lee Military Installation  
**EAST:** R-3 General Residential – Apartment Units

**UTILITIES:** County Water and County Wastewater services

**REAL ESTATE TAXES:** No delinquent taxes are owed to the County

**MEETING INFORMATION:**

**Planning Commission:** Thursday, September 22, 2016 at 7:30 p.m.

**Planning Commission Recommended Approval  
to the Board of Supervisors as presented 7-0.**

**Board of Supervisors:** Tuesday, October 25, 2016 at 7:30 p.m.

**RECOMMENDATION:** Staff recommends Approval with the Applicant's  
proffer statement letter dated September 22, 2016.

**ATTACHMENTS:**

1. Rezoning Application, Textual Statement and Proffer Statement Letter
2. Rezoning Case Staff Report and a GIS Map of the Surrounding Properties
3. Apartment Plans by McAllister + Foltz Architecture dated August 22, 2016

**PRINCE GEORGE COUNTY, VIRGINIA**

**BOARD OF SUPERVISORS STAFF REPORT**

**CONDITIONAL REZONING – RZ-16-03  
BPP JEFFERSON POINTE LLC  
JEFFERSON POINTE APARTMENTS**

**PUBLIC HEARING: OCTOBER 25, 2016**

**Request:**

The applicant has submitted a conditional rezoning from B-1, General Business to R-3, General Residential to permit the construction of two apartment buildings along with the relocation and the replacement of the existing clubhouse currently located on Tax Map 12D(02)00-011-0. The new clubhouse facility will contain two stories and it will include a second floor fitness gym and an outdoor competition pool will be built behind the clubhouse to replace the existing pool use.

**Comprehensive Plan:**

The 2014 Comprehensive Plan Update calls for commercial uses on the subject properties. However, the surrounding properties have been developed with multi-family apartments or commercial uses such as a bank, child care center, and mini-storage complex that support the adjoining Jefferson Pointe Apartments. In 2008, the Independence Place Apartments complex was conditionally rezoned from B-1 to R-3 to permit 232 dormitory apartment units and the Plan called for commercial uses. County Staff recognizes that this portion of the County is suitable for apartments located at the Fort Lee Shop Gate and within the urbanized area of the County.

**Public School Facility Proffers:**

The proposed conditional rezoning is designed to provide new, modern apartment housing units and to accommodate corporate and military personnel through short term leases with the potential for school age children. The applicant has proffered that a cash payment of \$ 1,366.00 per dwelling unit shall be paid at the time of issuance of the certificate of occupancy for each building for public school facility improvements. The total cash proffer payment for the 48 apartment units shall not exceed \$65,568.00. The school improvements shall be made at L.L. Beazley Elementary School within two (2) years of the issuance of the later issued certificate of occupancy for the apartment buildings to be constructed on the subject properties of this case.

**Police Department:**

The Police Department has reviewed the conditional rezoning case request and does not have any specific concerns with the request. The Community Policing Unit will continue to conduct random police patrols and will provide both non-emergency and emergency services. They will conduct directed patrols and any special operations as needed or as requested by the property management staff. They will recommend crime prevention strategies to eliminate or reduce the opportunity for crime to occur on site or within the parking lot and on the grounds in the future.

**Jefferson Pointe Apartments - Police Calls Log 7/1/15 to 7/1/16**

<b>Nature</b>	<b># Events</b>
ACCIDENT PROPERTY DAMAGE	1
ALARM RESIDENTIAL	5
ANIMAL AT LARGE	1
ASSAULT	2
ATTEMPT TO LOCATE	3
CHECK WELFARE	1
CIVIL MATTER	4
DEATH INVESTIGATION	1
DISABLED VEHICLE	1
DISTURBANCE	11
DOMESTIC	3
DRUG OFFENSES	3
E911 HANG UP	2
EMS-UNCONSCIOUS/UNRESPONSIVE	2
EXTRA PATROL	1
FRAUD	1
HARRASSMENT CALL	1
INFORMATION RECEIVED	2
JUVENILES INCIDENTS	1
LARCENY	5
MOTOR VEHICLE THEFT	3
NOISE COMPLAINT	7
NON-EMERGENCY 911 CALL	1
PUBLIC SERVICE	2
RECKLESS DRIVING	1
RECOVERED STOLEN PROPERTY	1
REQUESTING SUPERVISOR	1
SERVE COURT PAPER/WARRANT	3
SUICIDE ATTEMPTED	3
SUSPICIOUS INCIDENT	4
SUSPICIOUS VEHICLE	1
TRAFFIC STOP	12
TRESPASSING	2
VANDALISM	1
VEHICLE REPOSSESSION	6
WANTED PERSON	1
WRECKER NEEDED	1

**Total 101**

**Utilities Department:**

The subject property is served by County water and wastewater service and additional tap fees will need to be paid before building permits are issued by Prince George County. The owner shall determine the feasibility of connecting to the existing gravity sewer within Jefferson Pointe Lane that is serving the Jefferson Pointe Apartments and include at a minimum: Evaluation of the need for extension of the public sewer and associated public easements, and/or any private

sewer extensions and/or the associated private easements; Evaluation of including the sewer discharge from the Stay Over Storage property into this new gravity connection / extension to eliminate the private sewer force main and the associated private easement which run across the owner's property along the west side of Baileys Ridge Drive.

The proposed sewer discharge from the owner's property will present additional loading to the City of Hopewell's Bailey Creek sewer interceptor, the owner's feasibility evaluation will need to include coordination and approval also with the City of Hopewell, and any required public sewer line or facility upgrades required to serve the additional sewer flow from the owner's site will be the responsibility of the owner to address to the satisfaction of both the City and the County.

**Transportation:**

The Virginia Department of Transportation (VDOT) has reviewed the request and stated they have no objections to the proposed conditional rezoning case request. The project has been reviewed in accordance with VDOT's Traffic Impact Analysis regulations, 24VAC30-155, and the anticipated site generated traffic does not meet the Traffic Impact Analysis (TIA) regulatory threshold for the submittal of a formal analysis to the Department.

The project is subject to VDOT's Access Management Regulations, 24VAC30-73. Based upon the preliminary exhibit provided, it appears that the site does meet VDOT's access management requirements. All improvements impacting the state maintained rights of way will be evaluated for compliance with Department standards through the site plan review process. Acquisition of a Land Use Permit is required before any work can be done within the VDOT right of way.

**Public Comments:**

As of the writing of this report, County staff has not received any letters, telephone calls, social media postings or any e-mails in support or opposition to this conditional rezoning case request. A zoning sign has been placed on the subject property as a courtesy for any public comments.

**Recommendation:**

Staff recommends Approval of this conditional rezoning case request along with the applicant's proffers dated October 13, 2016 to permit forty-eight (48) apartment units contained in two (2) buildings along with the construction of a new clubhouse facility and associated pool on the subject properties.



**Community Development &  
Code Compliance**



*Julie C. Walton, Director  
Jeff Brown, Building Official  
Douglas Miles, Planning Manager*

**County of Prince George, Virginia**

*"A global community where families thrive and businesses prosper"*

**October 13, 2016**

**BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARING**

Dear owner, agent or occupant of each parcel involved that is abutting property and property immediately across the street or the road from the property affected:

This is notification that the Prince George County Board of Supervisors will hold public hearings on **Tuesday October 25, 2016** beginning at 7:30 p.m. in the Board Meeting Room, on the third floor of the County Administration Building, 6602 Courts Drive, Prince George, Virginia, to consider the following requests that involve the Prince George County Zoning Ordinance:

**CONDITIONAL REZONING RZ-16-03** Request of BPP Jefferson Pointe LLC to conditionally rezone 3.4 +/- acres from B-1, General Business District to R-3 General Residential District to permit apartments. The Comprehensive Plan calls for Commercial use. The subject properties are located at the intersection of Bailey's Ridge Boulevard and Jefferson Park Road, adjacent to Fort Lee, and are identified as Tax Maps 12D(03)00-003-0 & 004-0.

**ZONING CASE AMENDMENT RZ-16-04** Request of BPP Jefferson Pointe LLC to amend Cases ZM-96-003 and ZM 86-7 relative to apartments and to recreational facilities. The Comprehensive Plan calls for Residential – multi-family use. The subject property is located near the intersection of Bailey's Ridge Boulevard and Jefferson Pointe Lane and is identified as Tax Map 12D(02)00-011-0.

A copy of the related materials may be examined in Planning and Zoning within the County Administration Building, (804) 722-8678. The department is open from 8:30 am to 5:00 pm, Monday - Friday. All interested persons shall have the opportunity to be heard at said public hearing. I have attached a copy of the general location of the request property for your use.

Sincerely,

*Douglas Miles*

Douglas Miles, CZA  
Planning Manager / Zoning Administrator

**Community Development &  
Code Compliance**



*Julie C. Walton, Director  
Jeff Brown, Building Official  
Douglas Miles, Planning Manager*

**County of Prince George, Virginia**

*"A global community where families thrive and businesses prosper"*

**September 23, 2016**

**Fort Lee Garrison Commander  
3312 "A" Avenue Suite 208  
Fort Lee, VA 23801**

**BOARD OF SUPERVISORS - NOTICE OF PUBLIC HEARINGS**

Dear owner, agent or occupant of each parcel involved that is abutting property and property immediately across the street or the road from the property affected:

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Sincerely,

*Douglas Miles*

Douglas Miles, CZA  
Planning Manager / Zoning Administrator

P.O. Box 68 – 6602 Courts Drive, Prince George, VA 23875

Phone: 804.722.8659 - Fax: 804.722.0702

[www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

## STATEMENT OF PROFFERS

BPP Jefferson Pointe, LLC  
Jefferson Pointe Apartments  
September 12, 2016  
Revised October 13, 2016

The Owner (the "Owner") in this zoning case, pursuant to §15.2-2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, Virginia (the "County") for themselves and their successors or assigns, proffer that the development of the Property known as Prince George County Tax Identification Number 12D(02)00-011 (the "Property") under consideration will be developed according to the following conditions if, and only if, the application request for proffer amendment is granted with only those conditions voluntarily agreed to by the Applicant.

Exhibit A – Schematic Site Plan, prepared by McAllister + Foltz Architecture, P.C, dated August 22, 2016 (the "Plan").

Exhibit B – Elevations for Apartments, prepared by McAllister + Foltz Architecture, P.C, dated August 22, 2016 (the "Elevations").

Exhibits C1, C2, C3 – Floor plans for Apartments, prepared by McAllister + Foltz Architecture, P.C, dated August 22, 2016 (the "Floor Plans").

Exhibit D – List of Interior Finishes for apartments dated August 22, 2016.

1. Dedicate to Virginia State Highway Department the necessary right-of-way as required to provide for the ultimate improvements of Route 630.
2. Construct a twelve (12) foot widening lane as per VDH&T requirements for later incorporation into Route 630 improvements.
3. Maximum Number of Dwelling Units. The maximum number of dwelling units shall be 24. All units shall be either 2 or 3 bedrooms. Not more than 25% of these units may contain three (3) bedrooms.
4. Prior to construction of the garden apartments, all mobile homes will be removed from the site.
5. M-1 zoning to be limited only to mini-warehouses similar in design to Southside Self-Storage, Route 36, Prince George County.
6. Retail not to be constructed until Route 630 is improved.
7. Retail to exclude the following permitted and special exception uses.
  - Adult movie theater; adult book store; massage parlor; fortune tellers; occult sciences; nightclub; pawn shop; auction sales; secondhand store; salvage barn; tire recapping or sales; automobile service; tent revival (temp.); truck terminals; public garage; funeral homes; crematory; cabinet shop; plumbing service and sales; building material sales; canning;

carpenter shop; boat sales; automobile rental; mini-motion picture theater; kennels; monument sales; mobile home sales; modular home sales; radio tower; turkey shoot; service station with major repair facilities under cover.

8. No encroachment into designated easements nor lower than recent Fort Lee calculated floodplain elevation without approval of the Army Corps of Engineers.
9. Financing to be insured by FmHA Section 221 (d) (4), with no subsidized any housing units.
10. Construction in Accordance with Plan, Floor Plans, Elevations, and Interior Finishes. The Property shall be developed substantially in accordance with the Plan attached as Exhibit A. Apartment buildings shall be constructed to generally conform to the Elevations attached as Exhibit B. Dwelling units in each of the Apartment buildings shall be constructed generally in conformance with the Floor Plans attached as Exhibit C. The interior finishes in each dwelling units shall generally conform to Exhibit D. Minor deviations from the floor plans, elevations, and finishes may be approved by the Director of Community Development and Code Compliance. Major deviations from the Exhibits shall only be permitted if approved by the Planning Commission. Construction to be similar in design to the enclosed sketch.
11. Siding Materials. Siding material shall be HardiPlank or similar fiber cement siding, with a minimum of ten percent (10%) of the buildings facades faced with brick, stone, stucco, or materials having the appearance of such materials. Alternative siding materials maybe permitted if approved by the Director of Community Development and Code Compliance; however, vinyl siding shall not be permitted.
12. Public School Facility Improvements. In accordance with Code of Virginia § 15.2-2303.4, a cash payment of \$1,366 per dwelling unit shall be paid to the County at the time of issuance of the certificate of occupancy for the building for public school facility improvements (the "School Improvements") necessary to addresses impacts at L.L. Beazley Elementary School that are specifically attributable to the proposed apartments. School Improvements means a portion of the doors and windows that have been identified as needing replacement to adequately provide educational services to additional children, which School Improvements must be installed within two (2) years of the issuance of the certificate of occupancy for the apartment building, shall be void and of no effect. The total cash payment herein provided shall not exceed \$32,784. The Owner affirms that the cash proffer provided herein is voluntarily given to address impacts that are specifically attributable to the new residential development in accordance with Code of Virginia § 15.2-2303.4.

OWNER

By:

  
Attorney-in-Fact for Owner

**STATEMENT OF PROFFERS**  
**BPP Jefferson Pointe, LLC – Jefferson Park Road**  
**(Bailey's Ridge Commercial Park)**

August 22, 2016

The Owner (the "Owner") in this zoning case, pursuant to §15.2-2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, Virginia (the "County") for themselves and their successors or assigns, proffer that the development of the Property known as Prince George County Tax Identification Numbers 12D(03)00-003-0 and 12D(03)00-004-0 (together, the "Property") under consideration will be developed according to the following conditions if, and only if, the application request for rezoning to R-3 General Residential is granted with only those conditions voluntarily agreed to by the Applicant. In the event the request is denied or is approved with conditions not agreed to by the Owner, the proffers shall immediately be null and void and of no further force or effect.

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Exhibits E1, E2, E3 – Elevations and floor plans for Clubhouse, prepared by McAllister + Foltz Architecture, P.C, dated August 22, 2016 (the "Clubhouse").

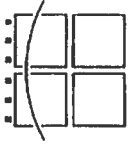
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2. Private Roads. Access and interior drive aisles within the Property, as well as paved sidewalks and curb and gutter, shall be private and maintained by the Owner.
3. Landscaping. In addition to the landscaping requirements set forth in the Zoning Ordinance, the corner side setback from Jefferson Park Road shall contain plantings consistent with Section 90-826.2, provided that existing vegetation may be preserved and used as part of the required landscaping as approved by the Director of Community Development and Code Compliance.
4. Dwelling Units. All units shall be 1, 2, or 3 bedrooms. Not more than 25% of these units may contain three (3) bedrooms.

5. **Construction in Accordance with Plan, Floor Plans, Elevations, and Interior Finishes.** The Property shall be developed substantially in accordance with the Plan attached as **Exhibit A**. Apartment buildings shall be constructed to generally conform to the Elevations attached as **Exhibit B**. Dwelling units in each of the Apartment buildings shall be constructed generally in conformance with the Floor Plans attached as **Exhibit C**. The interior finishes in each dwelling units shall generally conform to **Exhibit D**. Minor deviations from the floor plans, elevations, and finishes may be approved by the Director of Community Development and Code Compliance. Major deviations from the Exhibits shall only be permitted if approved by the Planning Commission.
6. **Recreational facilities.** Recreational facilities including a two-story Clubhouse with gym, pool, and jacuzzi for residents shall be provided substantially in accordance with **Exhibit A** and **Exhibits E1, E2, and E3**. A certificate of occupancy for the recreational facilities must be obtained prior to the issuance of a building permit for the apartment building to be constructed on Parcel 12D(02) 001-011.
7. **Signage.** A monumental sign, as permitted by the Zoning Ordinance, shall be installed to generally conform to the sign shown on **Exhibit A**.
8. **Public School Facility Improvements.** In accordance with Code of Virginia § 15.2-2303.4, a cash payment of \$1,366 per dwelling unit shall be paid to the County at the time of issuance of the building permit for each building for public school facility improvements (the "School Improvements") necessary to addresses impacts at L.L. Beazley Elementary School that are specifically attributable to the proposed apartments. School Improvements means a portion of the doors and windows that have been identified as needing replacement to adequately provide educational services to additional children, which School Improvements must be installed within two (2) years of the date of the approval of this rezoning or this Proffer No. 8, shall be void and of no effect. The total cash payment herein provided shall not exceed \$65,568. The Owner affirms that the cash proffer provided herein is voluntarily given to address impacts that are specifically attributable to the new residential development in accordance with Code of Virginia § 15.2-2303.4.
9. **Water Line Connection.** The Owner shall connect to the County water line along Baileys Ridge Drive.

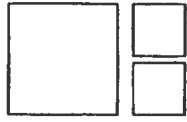
OWNER

By:

  
Attorney-in-Fact for Owner



McAllister + Feliz  
Architecture, P.C.  
275 Southside Industrial  
Birmingham, Virginia 22109  
Tel: 703.444.1111 Fax: 703.444.1112

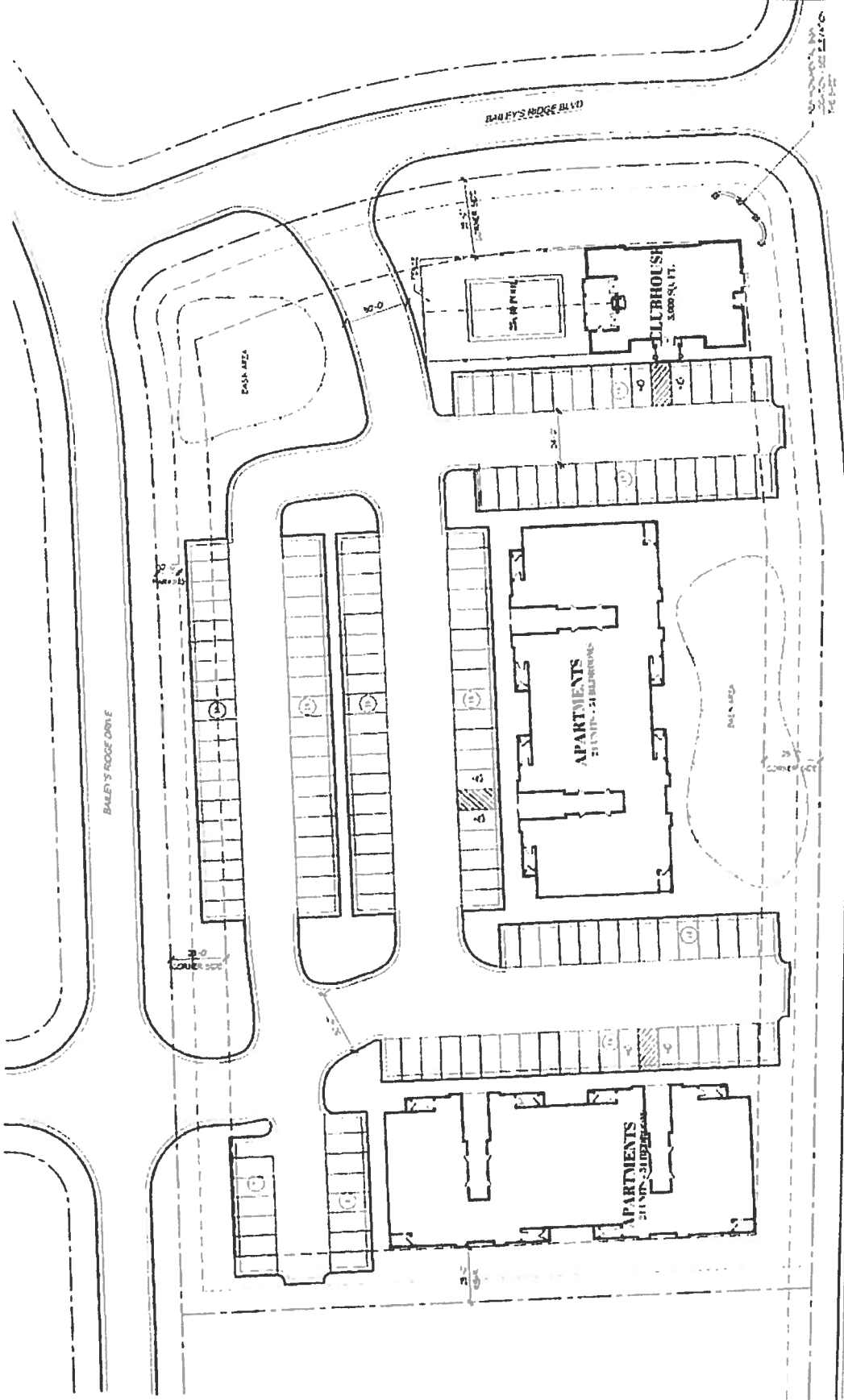


• Jefferson Pointe Apartments •

Project: Jefferson Pointe  
Phase: Concept / Initial Design

DATE	DESCRIPTION
10/22/10	PRELIMINARY
11/15/10	REVISED
01/20/11	REVISED

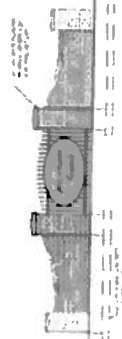
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**SCHEMATIC SITE PLAN**

NOT TO SCALE  
FOR INFORMATION ONLY  
THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION  
UNLESS APPROVED BY THE LOCAL AUTHORITY

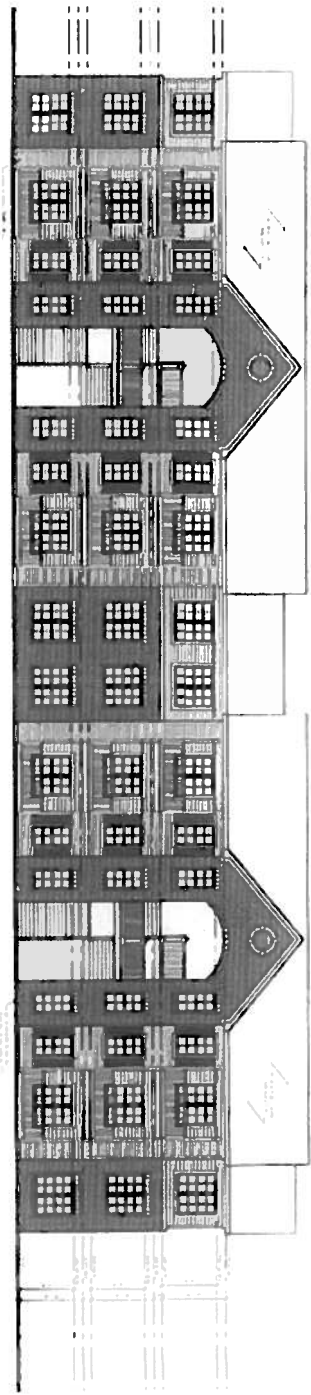
**JEFFERSON PARK ROAD**



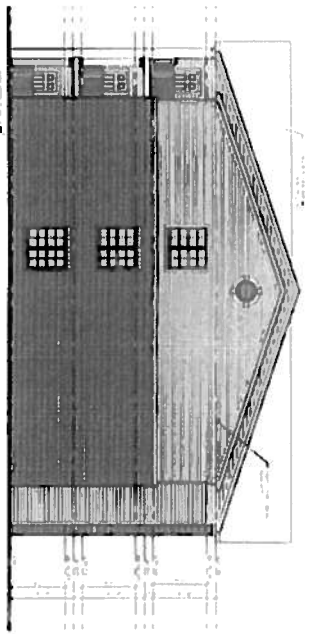
**SECTION ELEVATION**

**Exhibit A**

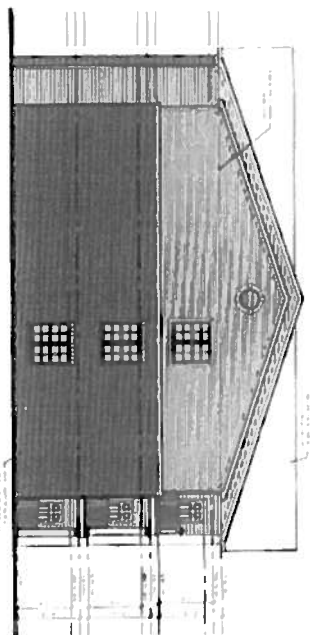
C1



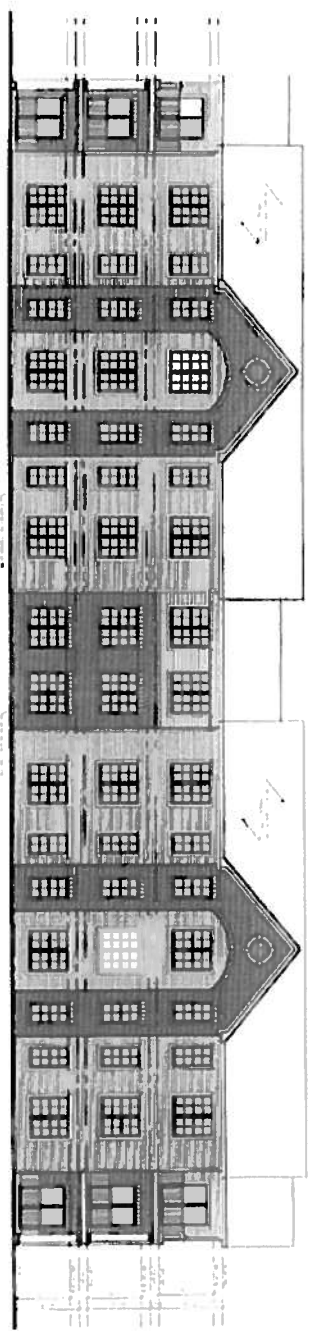
**FRONT ELEVATION**  
1/8" = 1'-0"



**LEFT SIDE ELEVATION**  
1/8" = 1'-0"

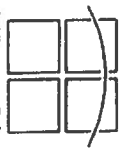


**RIGHT SIDE ELEVATION**  
1/8" = 1'-0"



**REAR ELEVATION**  
1/8" = 1'-0"

**Exhibit B**



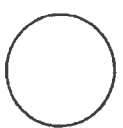
Mulliner + Foltz  
Architecture, P.C.  
431 Southside Boulevard  
Charlottesville, Virginia 22906  
Tel: 804.974.1800



**• Jefferson Pointe Apartments •**

Wiley's Bridge Road  
Prince George County, Virginia

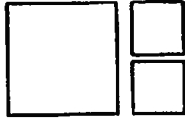
DATE	BY	REVISION



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McMuller + Toliz  
Architecture, P.C.  
401 Southside Boulevard  
Dorchester, Virginia 22606  
Telephone: (804) 794-7371

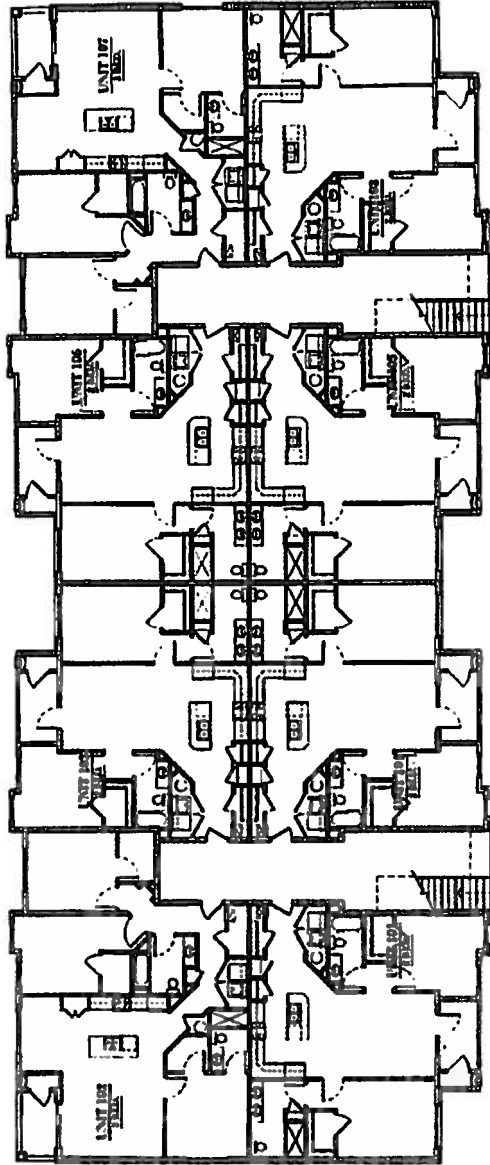
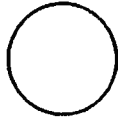


Baker's Bridge Hotel  
Prince George County, Virginia

Jefferson Pointe Apartments

DATE	BY	REVISION	BY

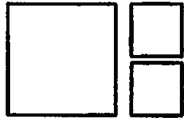
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indicated on the title block.



FIRST FLOOR PLAN  
10' = 1" = 1/2"

Exhibit C1

McAlister + Foltz  
 Architects, P.C.  
 401 Southside Boulevard  
 Richmond, Virginia 23226  
 Telephone: (804) 794-7287



Jefferson Pointe Apartments

Daley's Bridge Blvd  
 Prince George County, Virginia

DATE	NO.	BY	REVISION

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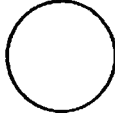
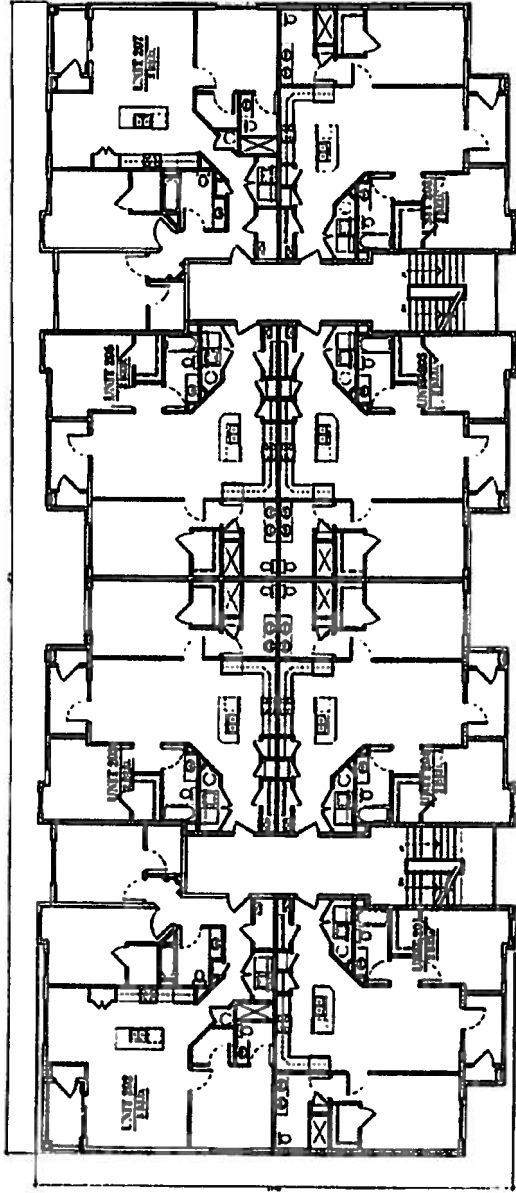
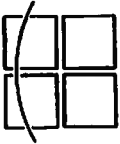


Exhibit C2



2nd & 3rd FLOOR PLAN  
 1/8" = 1'-0"



McAllister + Foltz  
Architecture, P.C.  
451 Goodville Boulevard  
Richmond, Virginia 23266  
Telephone: (804) 794-7387



Jefferson Pointe Apartments

Andy's Traffic Wood  
Place (except County, Virginia)

DATE	DESCRIPTION
11/13/11	ISSUED
11/13/11	ISSUED
11/13/11	ISSUED

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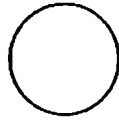
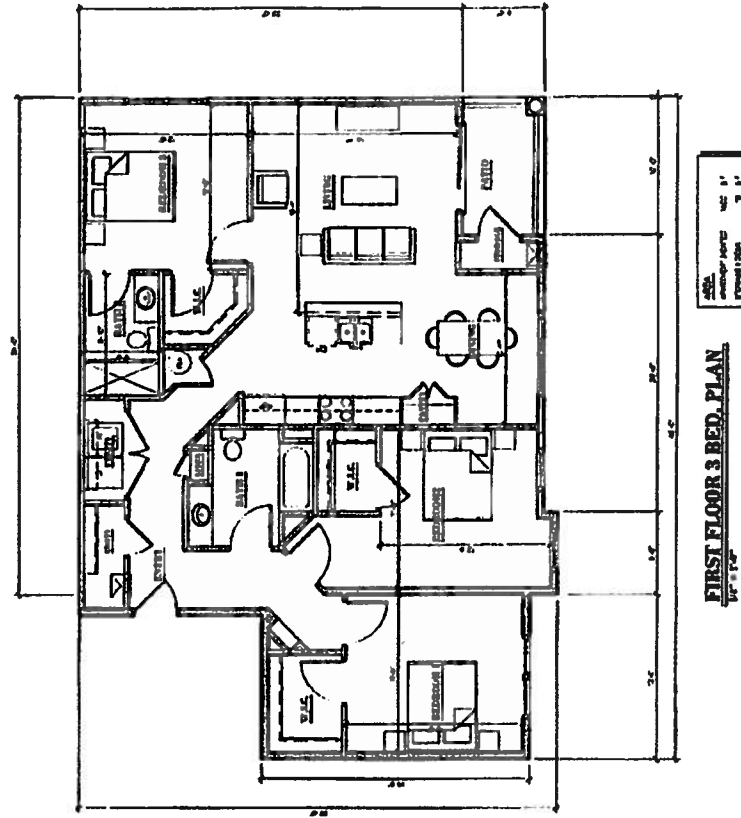
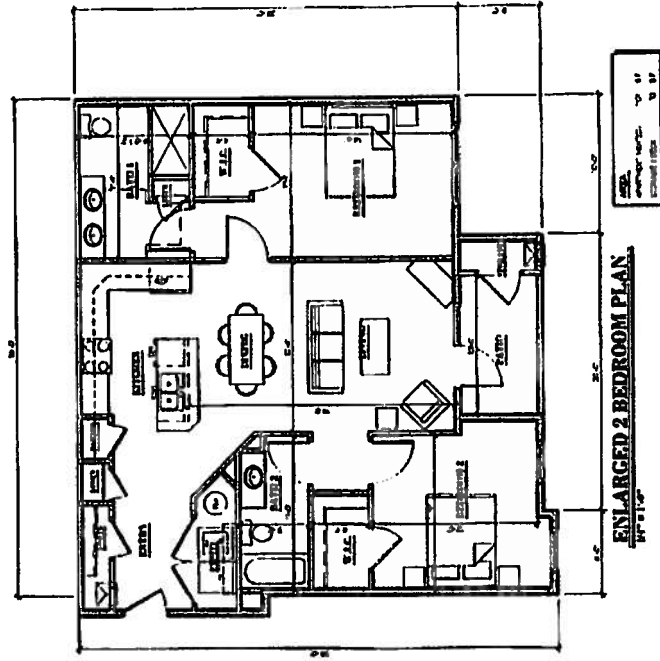


Exhibit C3

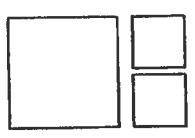


## **Exhibit D**

### **Interior Finishes Jefferson Pointe Apartments August 22, 2016**

1. **General**
  - a. **Ceiling height (9 -10')**
  - b. **Crown Molding in the living room and dining room**
  - c. **Chair rail in the dining room**
  - d. **Storage closet on balcony**
  - e. **Separation of additional bedroom(s) from front door**
  - f. **Trey ceilings for bedrooms in third floor units**
2. **Kitchen**
  - a. **Tall (42") upper cabinets**
  - b. **Dark colored or premium cabinets (cherry, espresso, maple, etc.)**
  - c. **Solid surface counter tops**
  - d. **Stainless steel appliances**
  - e. **Backsplash**
  - f. **Island**
  - g. **Pantry**
3. **Baths**
  - a. **Linen closet**
  - b. **Garden or oval soaking tub in at least one bathroom**
  - c. **Double vanity in the master bath**
  - d. **Vanities with counter space**

McAllister + Fritz  
 Architecture, P.C.  
 401 Seattle Boulevard  
 Bellevue, WA 98004  
 Telephone: (855) 944-7177

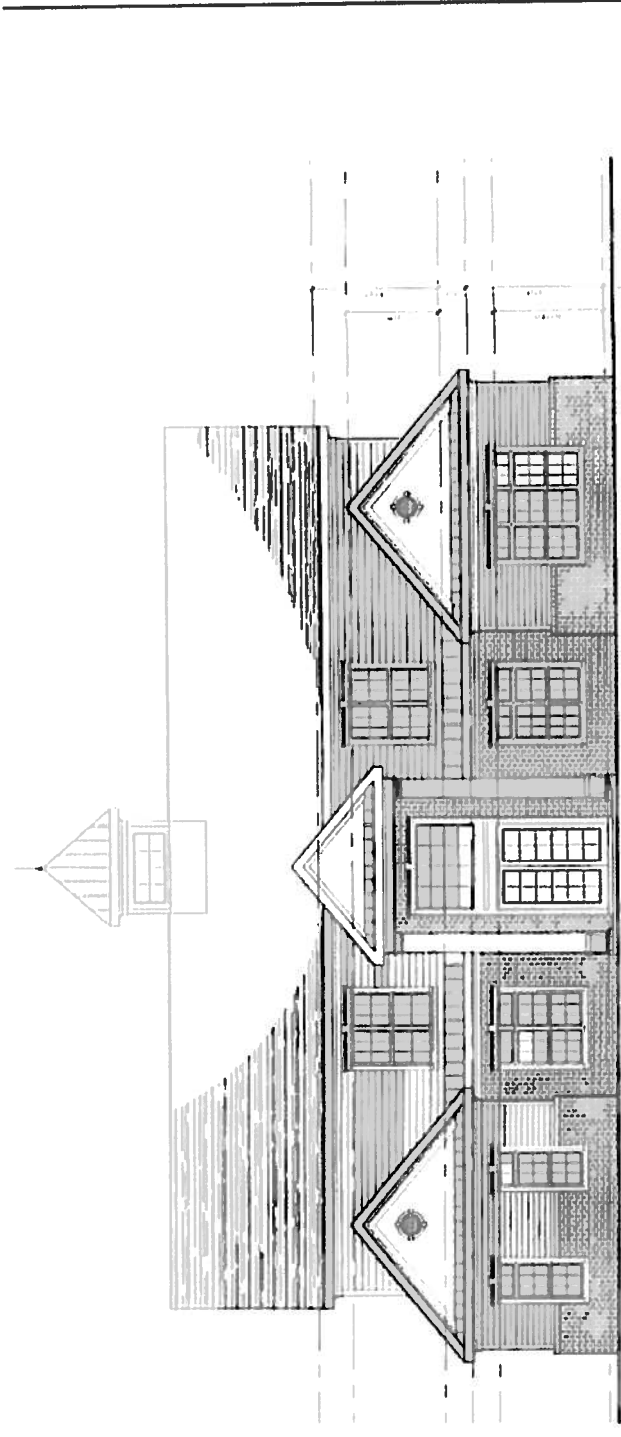
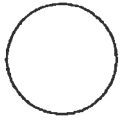


McAllister + Fritz  
 Architects, P.C.  
 401 Seattle Boulevard  
 Bellevue, WA 98004  
 Telephone: (855) 944-7177

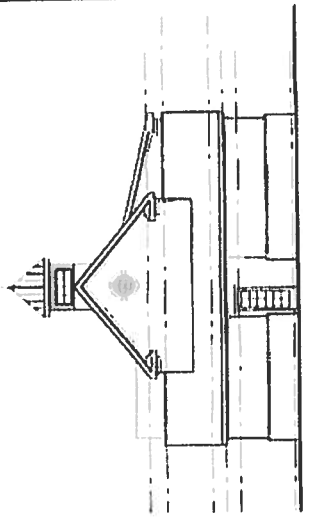
• Jefferson Point Clubhouse •

DATE	DESCRIPTION
11/11/2023	REVISED
11/11/2023	REVISED
11/11/2023	REVISED

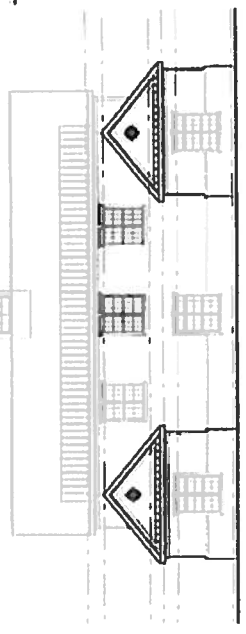
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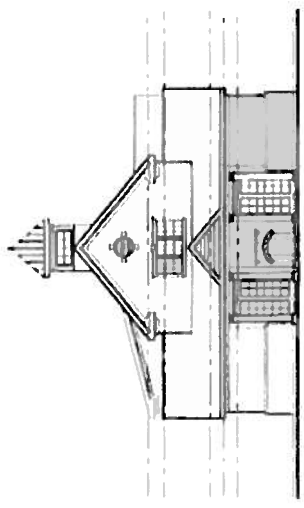
FRONT ELEVATION



RIGHT SIDE ELEVATION



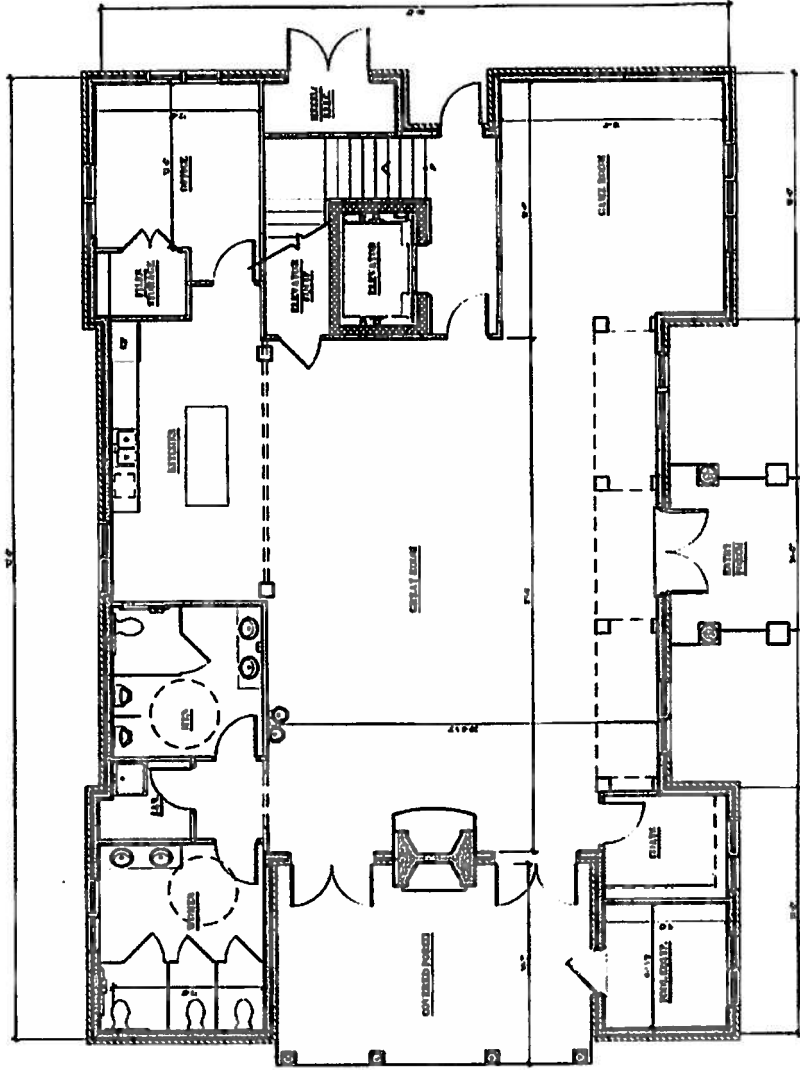
REAR ELEVATION



LEFT SIDE ELEVATION

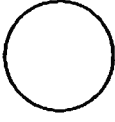
**Exhibit E1**

# Exhibit E2



1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

**FIRST FLOOR PLAN**  
12'-0" x 12'-0"



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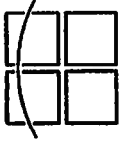
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

Tracy's Bridge Road  
 Prince George County, Virginia

• Jefferson Point Clubhouse •



McAlister + Foltz  
 Architecture, P.C.  
 403 Arundell Boulevard  
 Bethesda, Virginia 20814  
 Telephone: (800) 794-7377



McAllister + Foltz  
 Architects, P.C.  
 401 Southside Boulevard  
 Dickenson, Virginia 23016  
 Telephone: (800) 794-2787

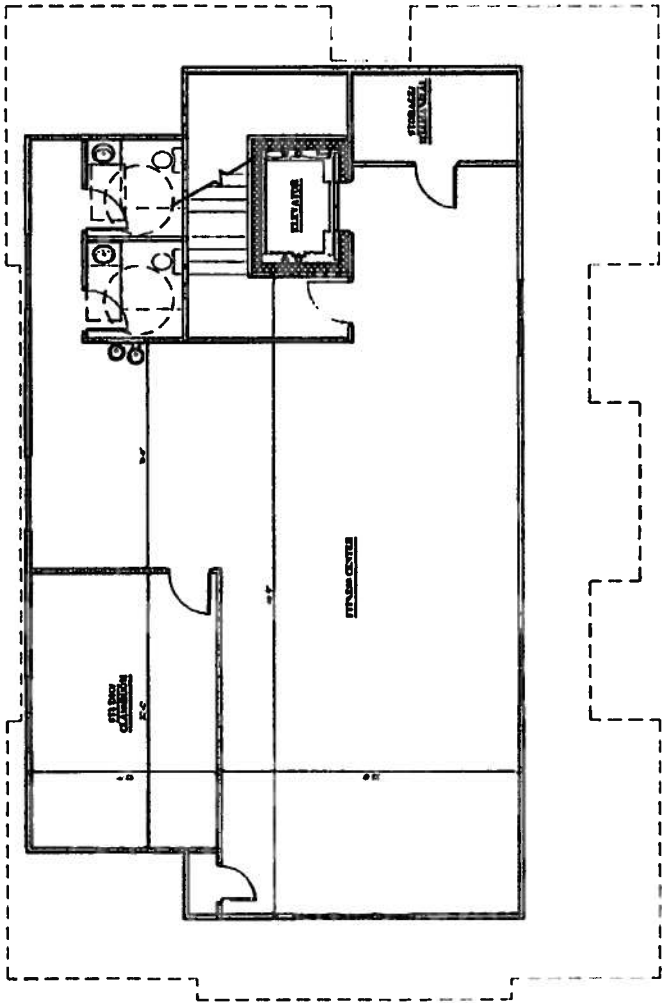
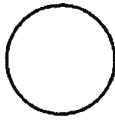


Linky's Bridge Land  
 Prince George County, Virginia

• Jefferson Point Clubhouse •

PROJECT NO.	DATE	PROJECT	SCALE

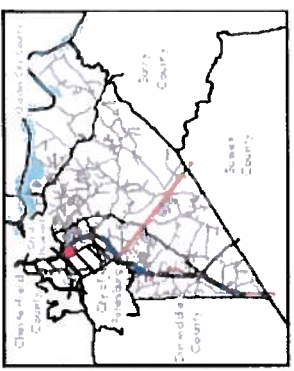
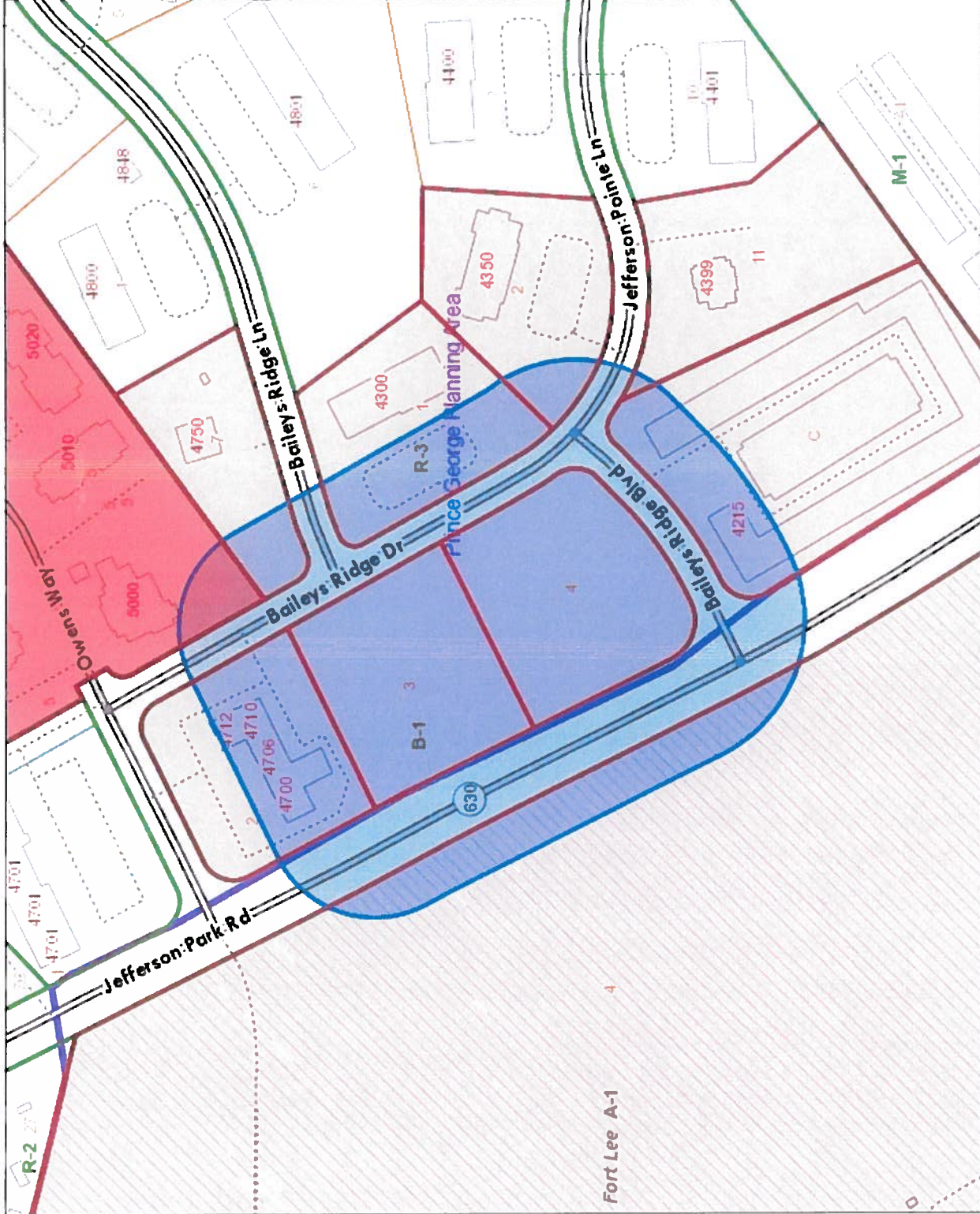
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**SECOND FLOOR PLAN**  
 1/2" = 1'-0"

**Exhibit E3**

County of Prince George

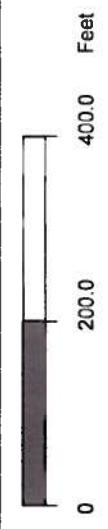


Legend

- Schools
- Firestations
- Zoning Outlines
- Political Boundaries
- FEMA Floodzones
- Taxparcels
- Access Easements
- Wetlands
- Swamps
- Planning Area

Notes

The information contained in this data should not be used as a "legal description". Map information is believed to be accurate, but accuracy is not guaranteed.  
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Map Scale 1: 2,400  
 8/23/2016







# REZONING APPLICATION

Department of Community Development and Code Compliance  
 6602 Courts Drive  
 Prince George, VA 23875  
 Planning Division (804) 722-8678  
[www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov)

OFFICE USE ONLY

APPLICATION #:

RZ-16-03

DATE SUBMITTED:

8/22/16

*(Please fill-in all blanks)*

GENERAL PROPERTY INFORMATION

LEGAL OWNER(S) OF PROPERTY REQUESTED TO BE REZONED:  
R & T Partners LLC

ADDRESS: 4701 Owens Way, Suite 100

TAX MAP OF SUBJECT PARCEL: 12D(03)00- 003, 004

CITY: Prince George

STATE: VA

ZIP CODE: 23875

DISTRICT: 2, Bland

E-MAIL ADDRESS:

RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE:

DEED BOOK 13 PAGE 6226 Date 9/9/2013 DEED RESTRICTIONS: None

CURRENT LAND USE: Vacant

ACREAGE: 3.365

COMPREHENSIVE PLAN DESIGNATION: Commercial

### ZONING CLASSIFICATION

PRESENT ZONING : B-1 with proffers

PROPOSED ZONING: R-3 with proffers

REASON(S) FOR REZONING REQUEST, INCLUDING DESCRIPTION OF PROPOSED USE: Rezone property to allow for relocation of the recreational facility for Jefferson Pointe Apartments and to allow construction of additional apartment buildings

OWNER AGENT/REP

AGENT OR REPRESENTATIVE OF PROPERTY OWNER(S), IF ANY (SPECIFY INTEREST):

NAME: Ann Nell Cosby or Adena M. Patterson

PHONE NUMBER: 804-775-7737 or 804-775-7764

ADDRESS: c/o McGuireWoods LLP, 800 E Canal Street

CITY: Richmond

STATE: VA

ZIP CODE: 23219

E-MAIL ADDRESS: [acosby@mcguirewoods.com](mailto:acosby@mcguirewoods.com) or [apatterson@mcguirewoods.com](mailto:apatterson@mcguirewoods.com)

PROJECT DESCRIPTION

PROVIDE A GENERAL DESCRIPTION OF THE PROJECT: *(Attach a separate letter if necessary)*

See attached information

**AFFIDAVIT**

A. The undersigned (1) Property Owner or (7) duly authorized agent or representative certifies that this petition and the foregoing answers, statement, and other information herewith submitted are in all respect true and correct to the best of their knowledge and belief.

NAME: Agn Neil Cosby

SIGNED: *[Signature]*

DATE: 8/22/2016

MAILING ADDRESS: McGuireWoods LLP, Gateway Building, 800 E. Canal Street

CITY/STATE/ZIP: Richmond, VA 23219

PHONE NUMBER: 804-775-7737

E-MAIL ADDRESS: [ACosby@mcguirewoods.com](mailto:ACosby@mcguirewoods.com)

STATE BELOW THE NAME, ADDRESS, AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED REGARDING THIS APPLICATION IF OTHER THAN ABOVE PERSON(S):

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

.....

STATE OF VIRGINIA

COUNTY OF: PRINCE GEORGE

Subscribed and sworn before me this 22<sup>nd</sup> day of August, 2016.

*Nancy Lustig Kinsley*  
Notary Public

My Commission expires: 31 July, 2018



AFFIDAVIT



SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Ramon Navarro, am the Partner of R & T Partners LLC, a Virginia corporation, (the "Owner"), and am duly authorized to act on behalf of the Owner. The Owner owns parcels of land located in Prince George County, Virginia ("Prince George"), which parcels of land are identified among the official records of Prince George as Tax Map #s 12D(03)00-003 and 004 (the "Property"). On or about August 25, 2016, the Property was included in a rezoning application to rezone the Property (the "Application").

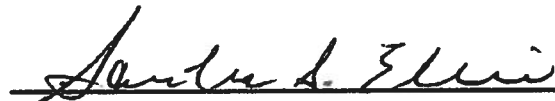
The Owner of the Property, having full right and authority to do so, hereby makes constitutes, and appoints Ann Neil Cosby, D. Brennen Keene, R. Robert Benaicha, and Adena M. Patterson (collectively, the "Appointees"), any of whom may act, the true and lawful attorneys-in-fact for the Owner in connection with the Application. Each Appointee shall have full power and authority to do and perform as may be necessary to prepare documents and conditions on behalf of the Owner, to seek the rezoning and to proffer any and all conditions, plus any amendments, modifications, substitutions, or deletions relating to the Application, as necessary for the use of the Property as requested in the Application.

IN WITNESS WHEREOF, I have hereunto set my hand this 18<sup>th</sup> day of 2016.

  
Title: Partner

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF PRINCE GEORGE, to-wit:

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August, by Ramon Navarro

  
Notary Public

My commission expires: 4/30/2017  
Notary Registration Number: 116296



**Description of Project  
Rezoning from B-1 to R-3  
Jefferson Pointe Apartments**

Tax Parcels 12D(03) 003 and 004 (the “Property”) were rezoned, subject to approved proffers (the “Proffers”), as part of a 71-acre rezoning in 1986 (the “Bogese Rezoning”). At that time, the Property (which is generally located along the frontage of Jefferson Park Road) was rezoned to B-1. The remaining parcels were rezoned to R-3 for townhouse development (the “Townhouse Property”). In 1996, the Proffers were amended as they applied to the Townhouse Property, to allow the construction of garden apartments and a recreational facility. Since that time, ten apartment buildings, a recreational facility and clubhouse have been built on the Townhouse Property. The Property remains undeveloped.

This request is to amend the zoning of the Property from B-1 to R-3 to permit the construction of two apartment buildings, and the relocation and replacement of the clubhouse currently located on the Townhouse Property. Each apartment building would contain 24 units. Each unit would have one, two, or three bedrooms. Proposed architecture, design, and interior finishes are being proffered to ensure a high-quality development. The new clubhouse will contain two stories (compared to the existing single story facility) and will include a second floor gym. A new competition pool will also be built to replace the older existing pool.

While the Future Land Use Map included in the Prince George County Comprehensive Plan (the “Plan”), generally identifies the Property as Commercial, much of the surrounding area is planned for Residential use. It appears that other than the existing commercial and industrial uses on Jefferson Park Road, the remaining parcels fronting Jefferson Park Road across from Fort Lee, and the parcels surrounding the Property are designated for Residential use. In 2008, adjacent property [Tax Parcels 12D(03)00-005-0 and part of 12D(03)00-001-0] was rezoned from B-2, General Business to R-3. Rezoning the Property from B-1 to R-3 is consistent with the current development pattern in the area, and with the planned residential uses reflected in the Plan. Rezoning the Property will also mitigate the current need for housing around Fort Lee. The need for housing to serve Fort Lee continues to be a need in the County, as identified in the Comprehensive Plan. It is anticipated that a majority of the new apartment units will be leased by members of the Fort Lee community, and will be marketed as such.

The new apartments will not require any new transportation improvements. The new units can be supported by existing public facilities including schools, parks, and public safety with minimal anticipated impacts.

**STATEMENT OF PROFFERS**  
BPP Jefferson Pointe, LLC – Jefferson Park Road  
(Bailey's Ridge Commercial Park)

August 22, 2016

The Owner (the "Owner") in this zoning case, pursuant to §15.2-2303 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Prince George County, Virginia (the "County") for themselves and their successors or assigns, proffer that the development of the Property known as Prince George County Tax Identification Numbers 12D(03)00-003-0 and 12D(03)00-004-0 (together, the "Property") under consideration will be developed according to the following conditions if, and only if, the application request for rezoning to R-3 General Residential is granted with only those conditions voluntarily agreed to by the Applicant. In the event the request is denied or is approved with conditions not agreed to by the Owner, the proffers shall immediately be null and void and of no further force or effect.

**Exhibit A** – Schematic Site Plan, prepared by McAllister + Foltz Architecture, P.C, dated August 22, 2016 (the "Plan").

**Exhibit B** – Elevations for Apartments, prepared by McAllister + Foltz Architecture, P.C, dated August 22, 2016 (the "Elevations").

**Exhibits C1, C2, C3** – Floor plans for Apartments, prepared by McAllister + Foltz Architecture, P.C, dated August 22, 2016 (the "Floor Plans").

**Exhibit D** – List of Interior Finishes for apartments dated August 22, 2016.

**Exhibits E1, E2, E3** – Elevations and floor plans for Clubhouse, prepared by McAllister + Foltz Architecture, P.C, dated August 22, 2016 (the "Clubhouse").

1. **Siding Materials.** Siding material shall be HardiPlank or similar fiber cement siding, with a minimum of ten percent (10%) of the buildings facades faced with brick, stone, stucco, or materials having the appearance of such materials. Alternative siding materials maybe permitted if approved by the Director of Community Development and Code Compliance; however, vinyl siding shall not be permitted.
2. **Private Roads.** Access and interior drive aisles within the Property, as well as paved sidewalks and curb and gutter, shall be private and maintained by the Owner.
3. **Landscaping.** In addition to the landscaping requirements set forth in the Zoning Ordinance, the corner side setback from Jefferson Park Road shall contain plantings consistent with Section 90-826.2, provided that existing vegetation may be preserved and used as part of the required landscaping as approved by the Director of Community Development and Code Compliance.
4. **Dwelling Units.** All units shall be 1, 2, or 3 bedrooms. Not more than 25% of these units may contain three (3) bedrooms.

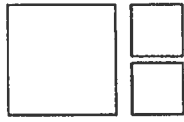
5. **Construction in Accordance with Plan, Floor Plans, Elevations, and Interior Finishes.** The Property shall be developed substantially in accordance with the Plan attached as **Exhibit A**. Apartment buildings shall be constructed to generally conform to the Elevations attached as **Exhibit B**. Dwelling units in each of the Apartment buildings shall be constructed generally in conformance with the Floor Plans attached as **Exhibit C**. The interior finishes in each dwelling units shall generally conform to **Exhibit D**. Minor deviations from the floor plans, elevations, and finishes may be approved by the Director of Community Development and Code Compliance. Major deviations from the Exhibits shall only be permitted if approved by the Planning Commission.
6. **Recreational facilities.** Recreational facilities including a two-story Clubhouse with gym, pool, and jacuzzi for residents shall be provided substantially in accordance with **Exhibit A** and **Exhibits E1, E2, and E3**. A certificate of occupancy for the recreational facilities must be obtained prior to the issuance of a building permit for the apartment building to be constructed on Parcel 12D(02) 001-011.
7. **Signage.** A monumental sign, as permitted by the Zoning Ordinance, shall be installed to generally conform to the sign shown on **Exhibit A**.
8. **Public School Facility Improvements.** In accordance with Code of Virginia § 15.2-2303.4, a cash payment of \$1,366 per dwelling unit shall be paid to the County at the time of issuance of the building permit for each building for public school facility improvements (the "School Improvements") necessary to address impacts at L.L. Beazley Elementary School that are specifically attributable to the proposed apartments. School Improvements means a portion of the doors and windows that have been identified as needing replacement to adequately provide educational services to additional children, which School Improvements must be installed within two (2) years of the date of the approval of this rezoning or this Proffer No. 8, shall be void and of no effect. The total cash payment herein provided shall not exceed \$65,568. The Owner affirms that the cash proffer provided herein is voluntarily given to address impacts that are specifically attributable to the new residential development in accordance with Code of Virginia § 15.2-2303.4.
9. **Water Line Connection.** The Owner shall connect to the County water line along Baileys Ridge Drive.

OWNER

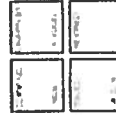
By:

  
Attorney-in-Fact for Owner

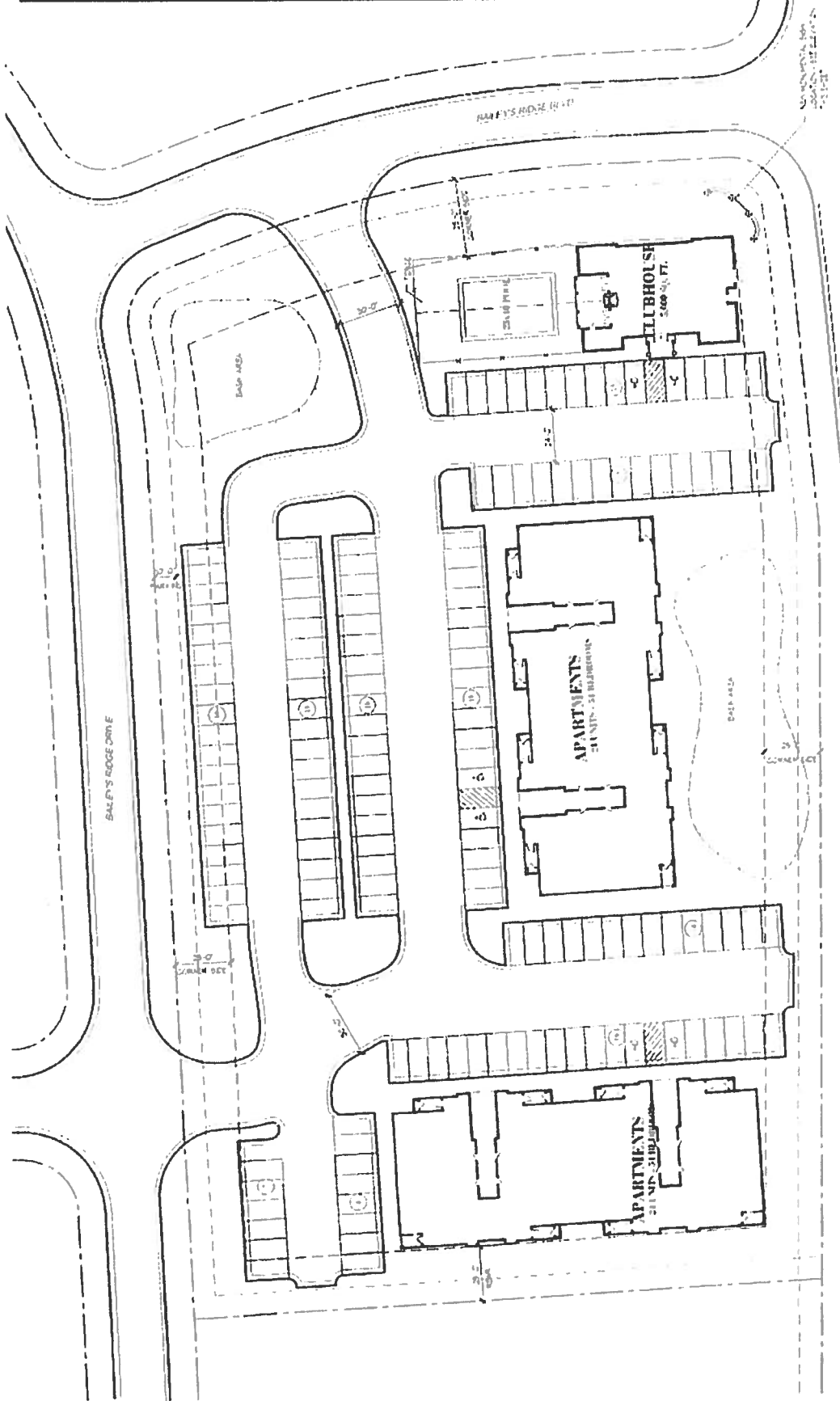
McAllister + Polliz  
Architecture, P.C.  
427 A White Birchwood  
Richmond, Virginia 23226  
Telephone: (804) 781-7372



Jefferson Pointe Apartments  
Miller, Hardy, Bostel  
Phone: George, Emma, Virginia



NOT TO SCALE  
DATE: 11/11/11  
DRAWN BY: J. BOSTEL  
CHECKED BY: G. MILLER  
PROJECT: JEFFERSON POINTE APARTMENTS  
SHEET: 1 OF 1



**SCHEMATIC SITE PLAN**  
1" = 20'

NOTE: ALL PROPOSED AREAS ARE APPROXIMATE  
AND NOT TO SCALE. ALL DIMENSIONS AND  
DIMENSIONS ARE APPROXIMATE AND NOT TO  
SCALE. ALL DIMENSIONS ARE APPROXIMATE  
AND NOT TO SCALE.

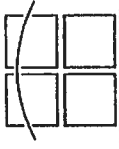
JEFFERSON PARK ROAD



SIGN ELEVATION

**Exhibit A**





McAllister + Peltz  
 Architects Inc., D.C.  
 400 Sotham Parkway  
 National Avenue, 2000  
 Bethesda, MD 20814  
 Telephone: (301) 941-3370

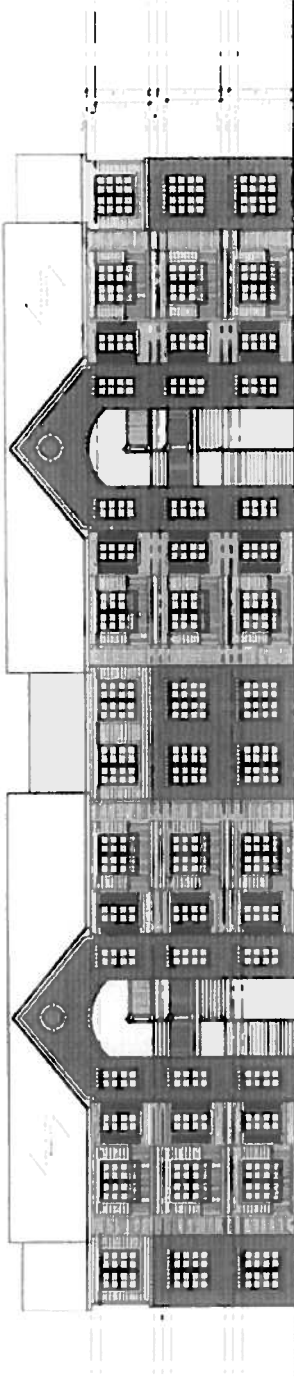
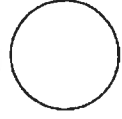


• Jefferson Pointe Apartments •

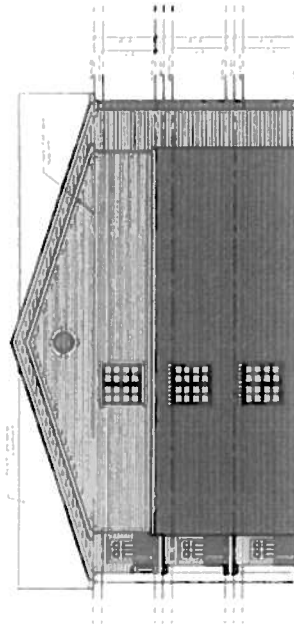
John George Smith, Architect  
 Prince George's County, Virginia

DATE	NO.	BY	CHK.
12/15/17	1	JGS	JGS
12/15/17	2	JGS	JGS
12/15/17	3	JGS	JGS

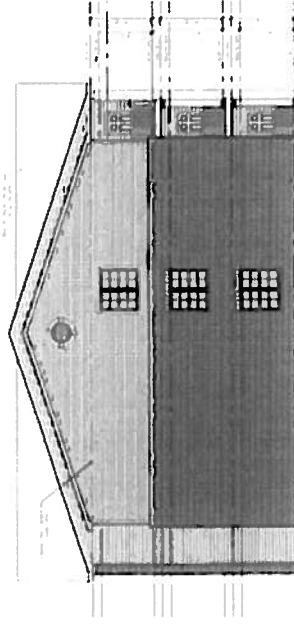
1. This drawing is the property of John George Smith, Architect and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of John George Smith, Architect.



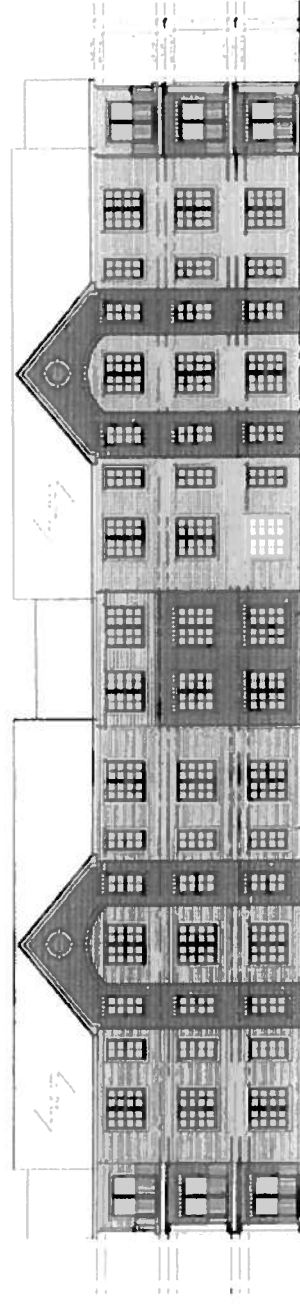
FRONT ELEVATION



LEFT SIDE ELEVATION



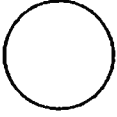
RIGHT SIDE ELEVATION



REAR ELEVATION

**Exhibit B**

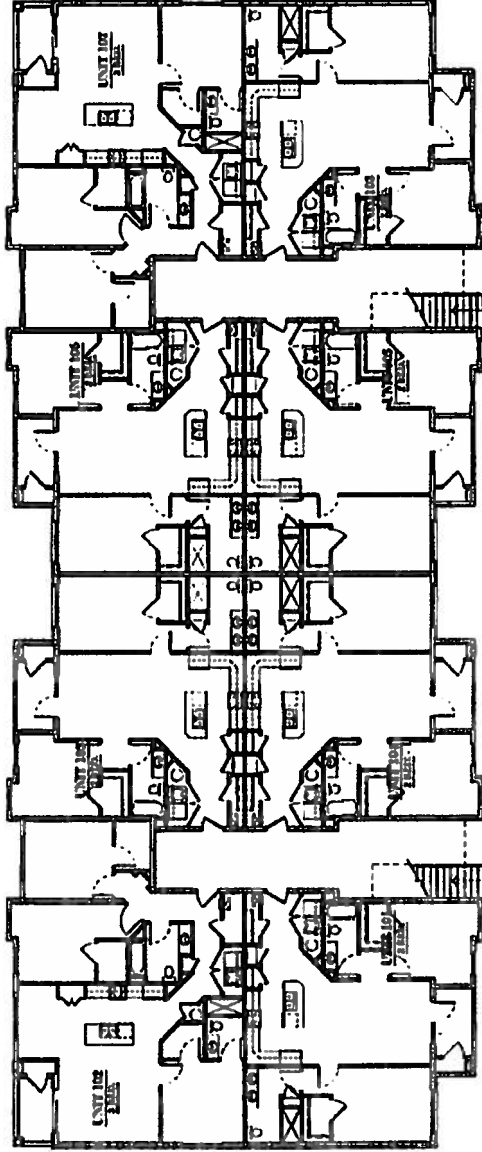
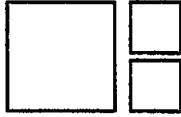
# Exhibit C1



© 1998 J.C. McAllister + Felix  
 Architects, P.C.  
 401 Annapolis Boulevard  
 Deland, Virginia 22926  
 Telephone: (803) 794-5277

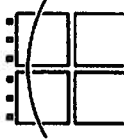
DATE	NO.	BY	REVISED

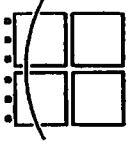
Jefferson Pointe Apartments  
 1 York George Court, Virginia  
 J.C. McAllister + Felix  
 Architects, P.C.



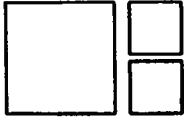
**FIRST FLOOR PLAN**  
 1/8" = 1'-0"

McAllister + Felix  
 Architects, P.C.  
 401 Annapolis Boulevard  
 Deland, Virginia 22926  
 Telephone: (803) 794-5277





McAllister + Feliz  
Architecture, P.C.  
401 Eastible Boulevard  
Bedford, Virginia 22026  
Telephone: (804) 794-1317

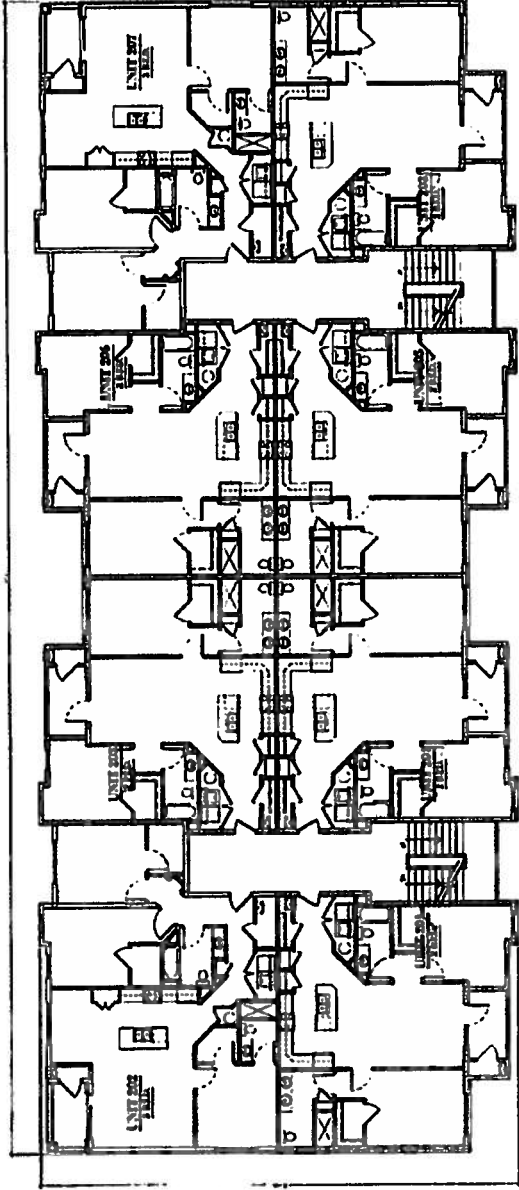
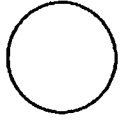


Andy's Bridge Road  
Prince George County, Virginia

Jefferson Pointe Apartments

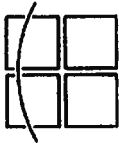
DATE	1/1/00
BY	WCF
SCALE	1/8" = 1'-0"
PROJECT NO.	00-000

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2nd & 3rd FLOOR PLAN  
1/1/00

Exhibit C2



McAlister + Foltz  
Architecture, P.C.  
431 Southside Boulevard  
Richmond, Virginia 23266  
Telephone: (804) 784-7377



• Jefferson Pointe Apartments •

Henry's Bridge Road  
Richmond, Virginia

DATE	NO.	DESCRIPTION

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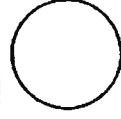
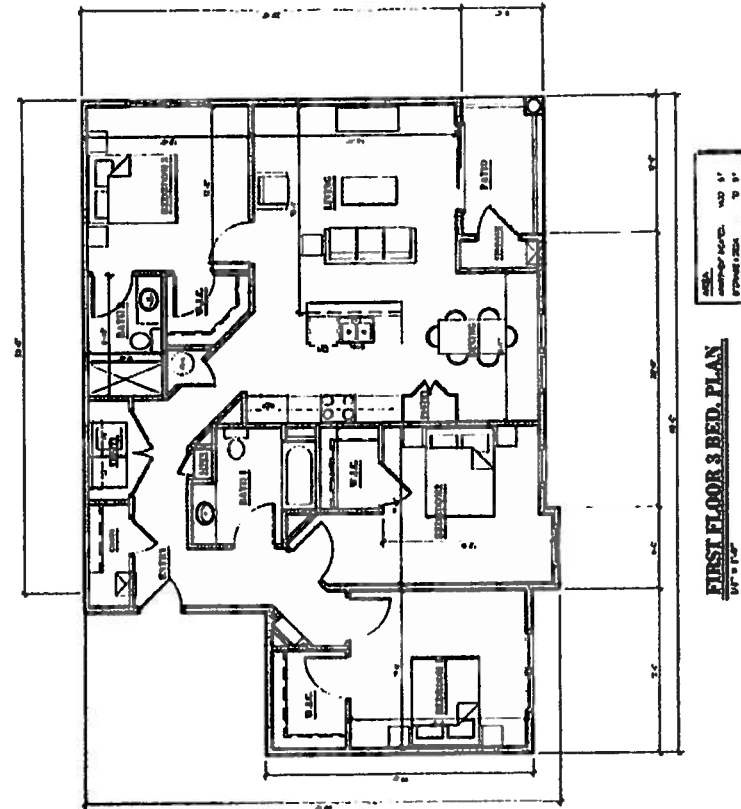
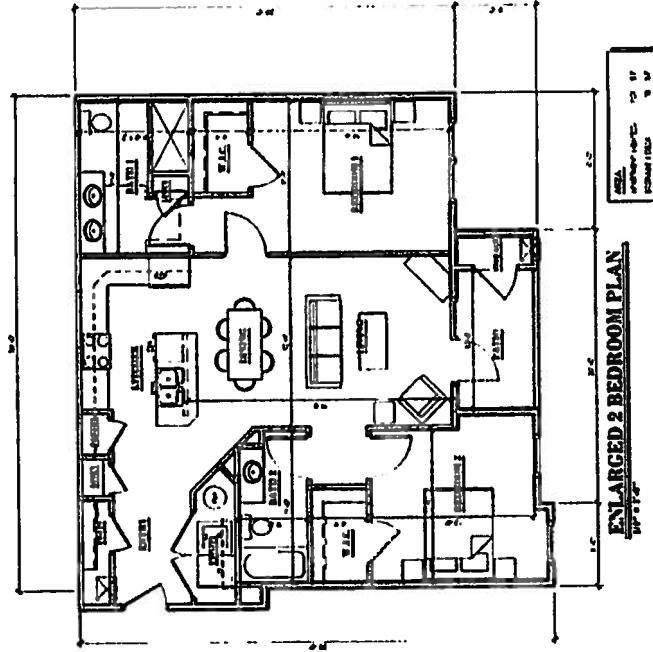


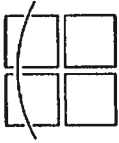
Exhibit C3



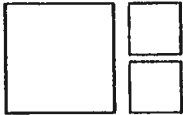
## **Exhibit D**

### **Interior Finishes Jefferson Pointe Apartments August 22, 2016**

1. **General**
  - a. **Ceiling height (9 -10')**
  - b. **Crown Molding in the living room and dining room**
  - c. **Chair rail in the dining room**
  - d. **Storage closet on balcony**
  - e. **Separation of additional bedroom(s) from front door**
  - f. **Trey ceilings for bedrooms in third floor units**
2. **Kitchen**
  - a. **Tall (42") upper cabinets**
  - b. **Dark colored or premium cabinets (cherry, espresso, maple, etc.)**
  - c. **Solid surface counter tops**
  - d. **Stainless steel appliances**
  - e. **Backsplash**
  - f. **Island**
  - g. **Pantry**
3. **Baths**
  - a. **Linen closet**
  - b. **Garden or oval soaking tub in at least one bathroom**
  - c. **Double vanity in the master bath**
  - d. **Vanities with counter space**



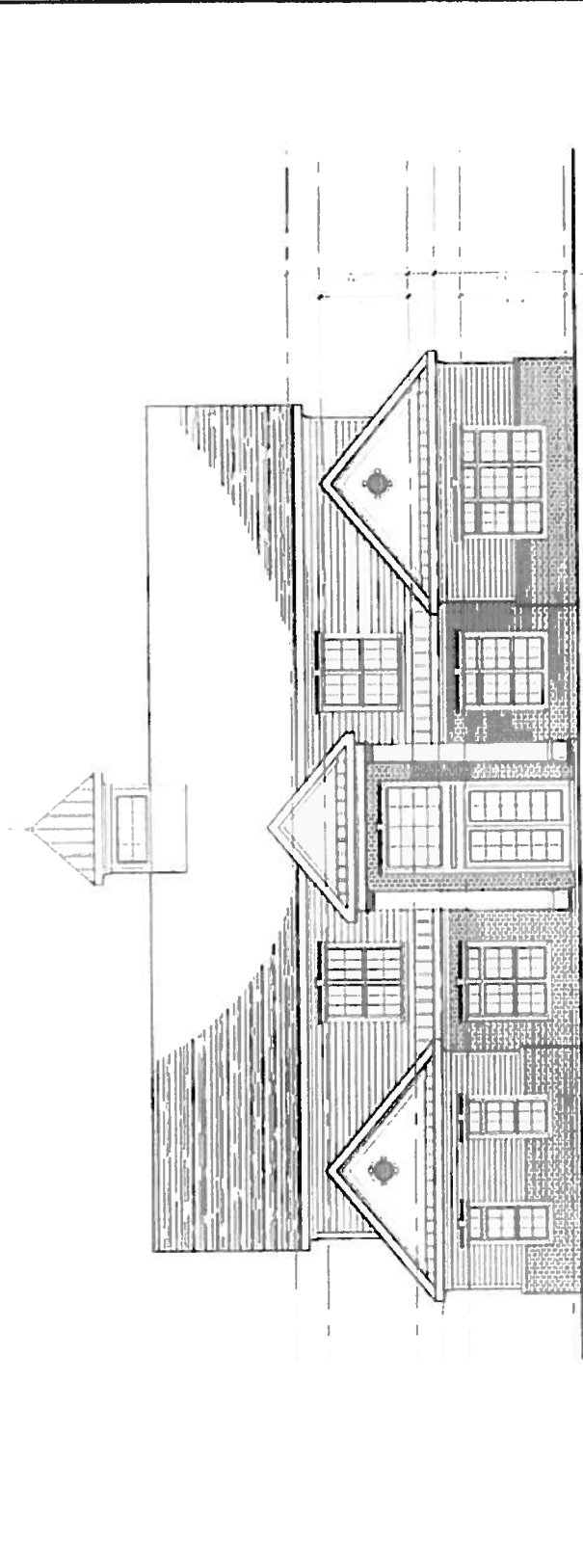
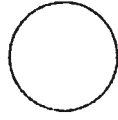
M. Allister + Politz  
Architecture, P.C.  
401 A. Wallace Boulevard  
Richmond, Virginia 23261  
Telephone: (804) 784-7377



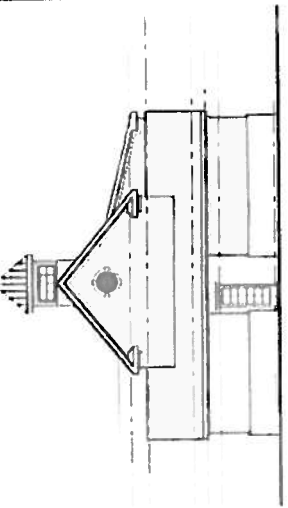
Jefferson Point Childcare  
1150 E. Kings Highway  
Richmond, Virginia

DATE	NO. OF SHEETS
REVISED	BY
DATE	NO. OF SHEETS
REVISED	BY

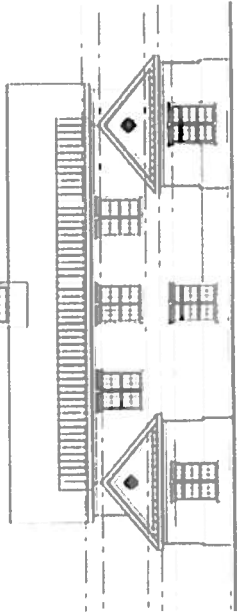
1. All work shall be in accordance with the Virginia State Building Code, 12.1-10-1, and the applicable local codes. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable codes and regulations. The architect shall not be responsible for the contractor's failure to obtain permits or for compliance with applicable codes and regulations.



FRONT ELEVATION  
1/11/17



LEFT SIDE ELEVATION  
1/11/17

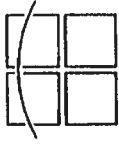


REAR ELEVATION  
1/11/17



RIGHT SIDE ELEVATION  
1/11/17

**Exhibit E1**



McAllister + Follz  
Architecture, P.C.  
427 Avalon Boulevard  
Richmond, Virginia 23220  
Telephone: (804) 742-7317

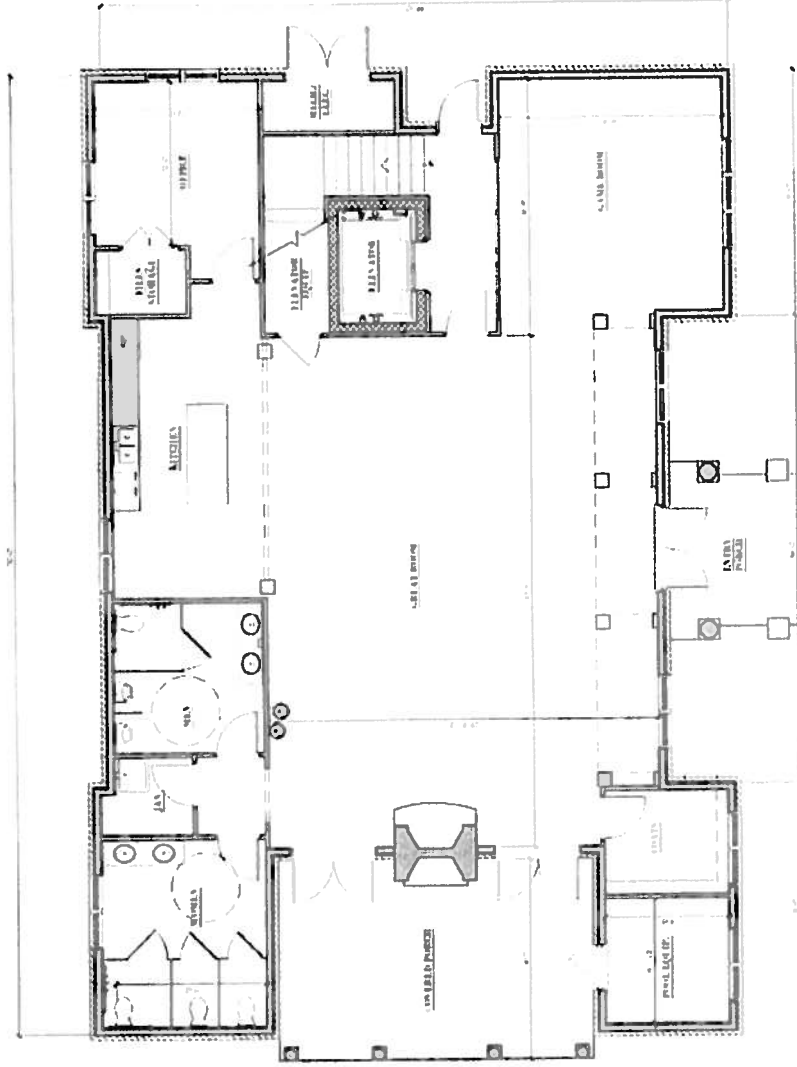
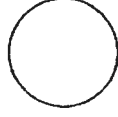


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10000 Lee Road, Suite 100  
Richmond, VA 23234

Jefferson Point Childhouse



1. All dimensions are in feet and inches unless otherwise noted.  
2. All dimensions are to the centerline of the element unless otherwise noted.  
3. All dimensions are to the finished surface unless otherwise noted.  
4. All dimensions are to the centerline of the element unless otherwise noted.  
5. All dimensions are to the centerline of the element unless otherwise noted.



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/11
2	ISSUED FOR CONSTRUCTION	11/11/11
3	ISSUED FOR CONSTRUCTION	11/11/11
4	ISSUED FOR CONSTRUCTION	11/11/11

FIRST FLOOR PLAN  
11/11/11

Exhibit E2

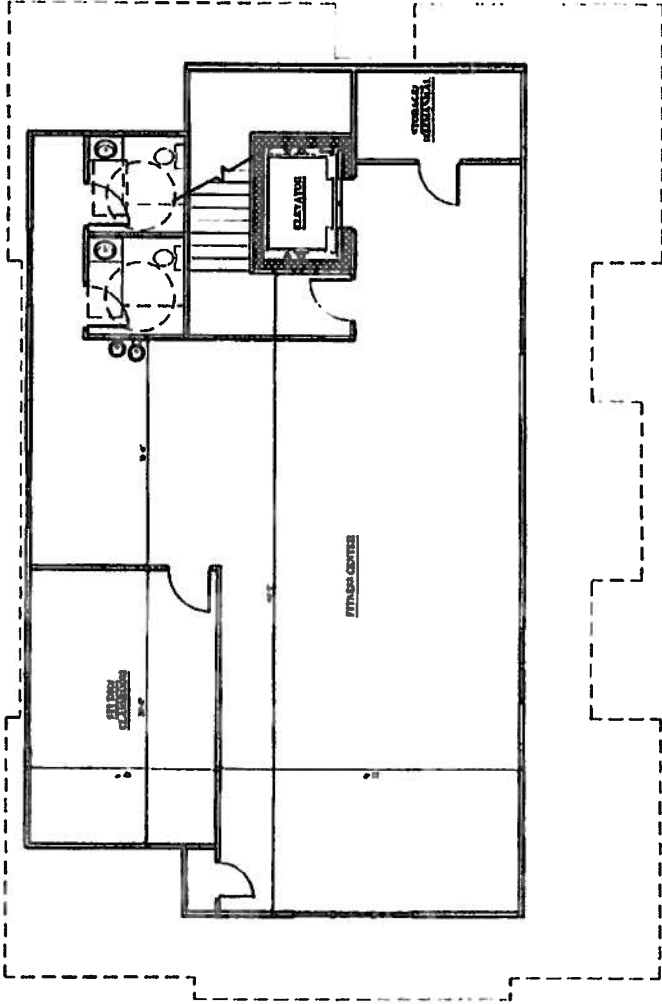
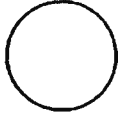


Risky's Ridge Road  
 Prince George County, Virginia

• Jefferson Point Clubhouse •

DATE	NO.
11/11/03	1
REVISION	DESCRIPTION

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**SECOND FLOOR PLAN**  
1/8" = 1'-0"

**Exhibit E3**