

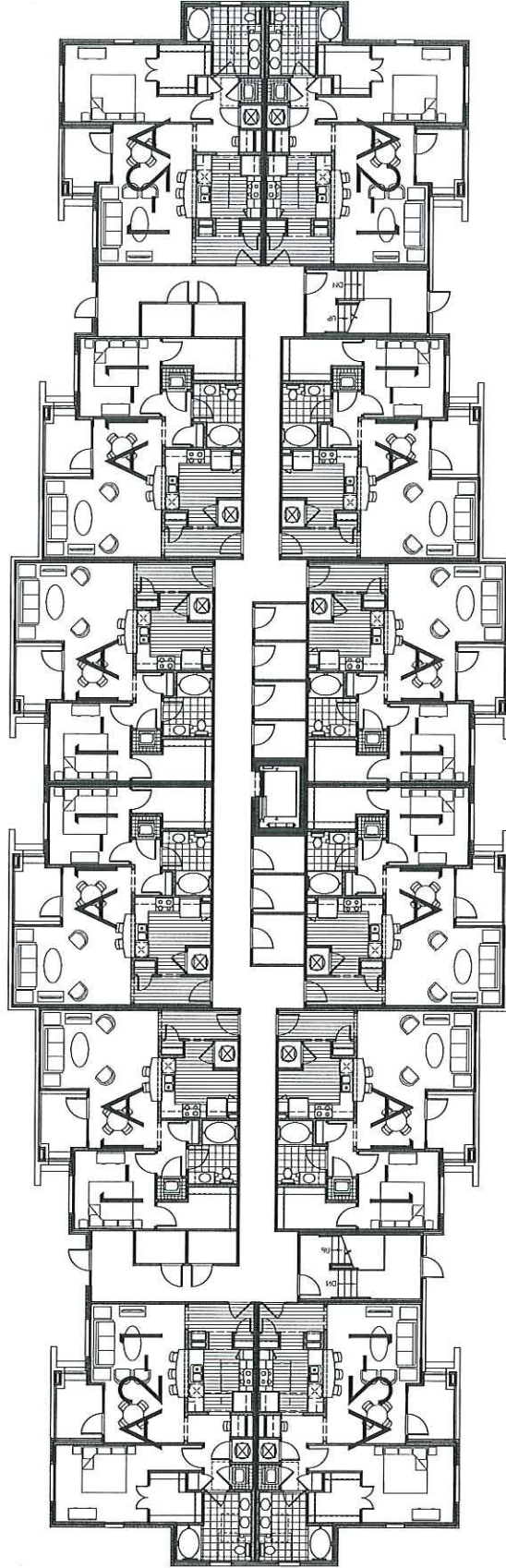
SITE SUMMARY
 PROPOSED UNITS: 108 UNITS
 PARKING PROVIDED: 284 SPACES
 PARKING RATIO: 2.63 SPACES/UNIT



SCALE 1"=50'
 0 25 50 100'



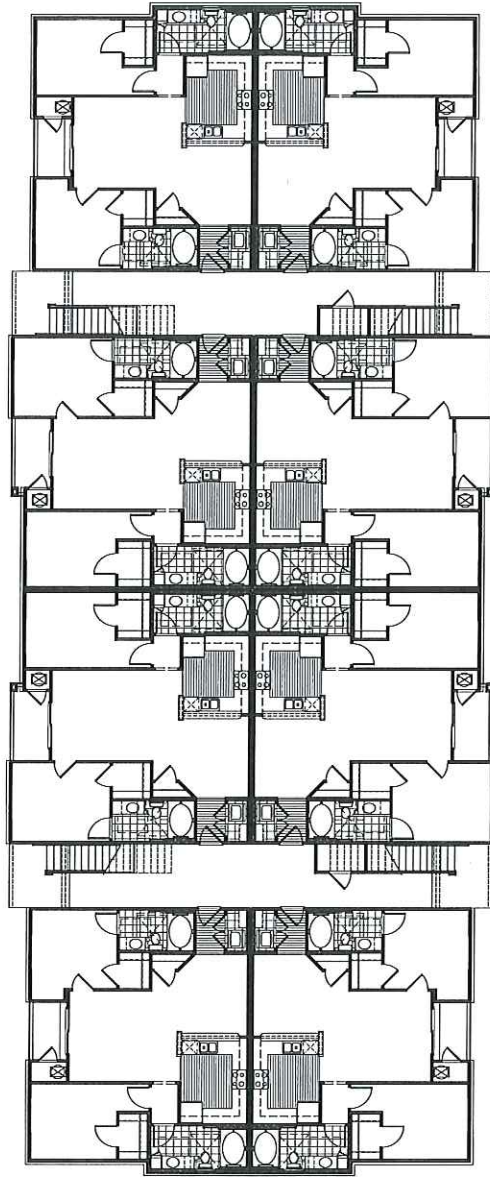
MCCAULEY PARK
 Schematic Layout Exhibit - February 15, 2017



ONE BED FOOTPRINT - 36 UNITS

McCaughey Park Apartments - 36 Unit/1 Bedroom Unit Conceptual Elevations





TWO BED FOOTPRINT - 24 UNITS

McCauley Park Apartments - Mail Kiosk/Trash Compactor Conceptual Elevations

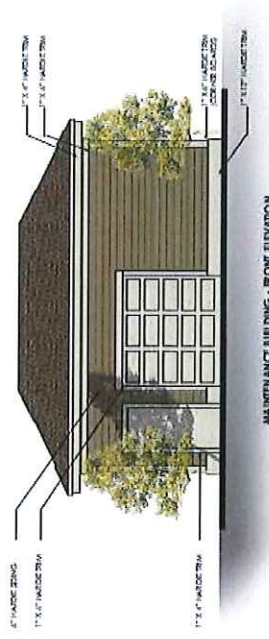
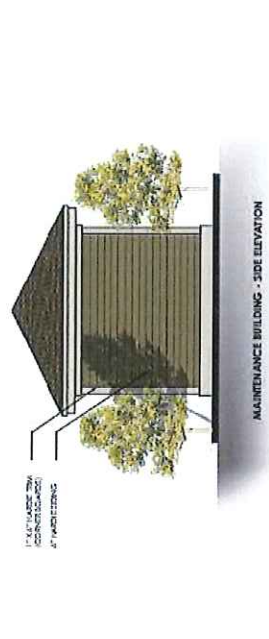
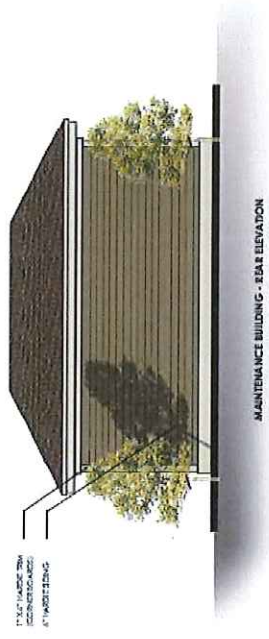


FRONT & SIDE ELEVATIONS - MAIL KIOSK



FRONT & SIDE ELEVATIONS - TRASH ENCLOSURE
NOTE: BRICK TO MATCH BUILDING ELEVATION

McCauley Park Apartments - Maintenance Bldg Conceptual Elevations



21-50, VA, King William County



3	1,420	1,434,431	\$800,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
2	N/A	COM'L/IND	09/05/2001
MLS Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Mccauley Park LLC	Mailing Zip:	23116
Mailing Address:	9245 Shady Grove Rd #200	Mailing Zip + 4 Code:	2893
Mailing City & State:	Mechanicsville, VA		

Location Information

Magisterial:	Acquentin	Census Tract:	9501.02
Zoning:	R-1	Parcel Comments:	OUT OF TAX MAP 21-31 IN 2001 21-32 & 21-49 MCCAULEY PARK-SEC. 1 (TOTAL 97.48AC)REMAINING (111.72 AC) MCCAULEY PARK SEC 3 (21-11-3-1 THRU 76 & COMMON -> AREA 21-11-3-CAA, 21-11-3-CAB, 21-11-3-CAC)78.79AC 32.93AC REMAINING PER PLAT 8/16/06 I

Tax Information

PID:	21-50	Parcel ID:	21 50
Old Map #:	9312		
Legal Description:	ALSO 49 & 50		

Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$823,300	\$823,300	\$823,300
Assessed Value - Land	\$823,300	\$823,300	\$823,300
Market Value - Total			\$823,300
Market Value - Land			\$823,300
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$7,574		
2017	\$7,410	-\$165	-2.17%
2018	\$7,245	-\$165	-2.22%

Characteristics

Lot Acres:	32.93	Bedrooms:	MLS: 3
Lot Sq Ft:	1,434,431	Baths - Total:	MLS: 2
Land Use - County:	Commercial/Industrial	Baths - Full:	MLS: 2
Land Use - CoreLogic:	Commercial/Industrial	Garage Capacity:	MLS: 2

Courtesy of Cyndi Wyatt Blake

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 03/18/2019

Page 1 of 3

Year Built: **MLS: 2006** Building Comments: **Out Of Tax Map 21-31 In 2001 21-32 & 21-49 Mccauley Park-Sec. 1 (Total 97.48ac) Remaining (111.72 Ac) Mccauley Park Sec 3 (21-11-3-1 Thru 76 & Common -> Area 21-11-3-Caa, 21-11-3-Cab, 21-11-3-Cac)78.79ac 32.93ac Remaining Per Plat 8/16/06**

Bldg Area - Finished Sq Ft: **MLS: 1,420** MLS Baths - Total: **2**

Estimated Value

Value As Of: **03/04/2019**

Listing Information

MLS Listing Number: **2617137** MLS Orig. List Price: **\$274,861**
 MLS Status: **Released** MLS Status Change Date: **06/18/2007**
 MLS Area: **43 - KING WILLIAM** MLS Off Market Date: **06/18/2007**
 MLS Listing Date: **05/19/2006** MLS List. Agent Name: **50191-Wendy L Earley**
 MLS Current List Price: **\$274,861** MLS List. Broker Name: **HOMETOWN REALTY**

MLS Listing #	2616096	2609138	2609067	2601834	2509060
MLS Listing Date	05/15/2006	03/21/2006	01/17/2006	01/17/2006	04/07/2005
MLS Listing Price	\$330,183	\$258,865	\$330,183	\$330,183	\$199,760
MLS Orig Listing Price	\$303,183	\$258,865	\$330,183	\$330,183	\$199,760
MLS Close Date					12/01/2005
MLS Listing Close Price					\$199,760
MLS Listing Expiration Date	05/16/2006	03/01/2007	12/31/2006	09/30/2006	12/31/2005
MLS Off Market Date	09/22/2009	01/24/2007	05/03/2006	09/22/2009	12/01/2005
MLS Status	Expired	Released	Released	Expired	Sold

MLS Listing #	2508269	2507541	2504103
MLS Listing Date	03/31/2005	03/25/2005	02/16/2005
MLS Listing Price	\$186,498	\$310,068	\$297,318
MLS Orig Listing Price	\$186,498	\$301,487	\$245,855
MLS Close Date	06/30/2005		02/15/2006
MLS Listing Close Price	\$186,498		\$297,318
MLS Listing Expiration Date	12/31/2005	12/31/2005	12/31/2005
MLS Off Market Date	06/30/2005	09/22/2009	02/15/2006
MLS Status	Sold	Expired	Sold

Last Market Sale & Sales History

Settle Date: **09/05/2001** Owner Name: **Mccauley Park LLC**
 Sale Price: **\$800,000** Deed Type: **Deed (Reg)**
 Seller: **Owner Record**

Sale/Settlement Date 09/05/2001
Sale Price \$800,000
Buyer Name Mccauley Park LLC
Seller Name Owner Record
Document Type Deed (Reg)

Courtesy of Cyndi Wyatt Blake

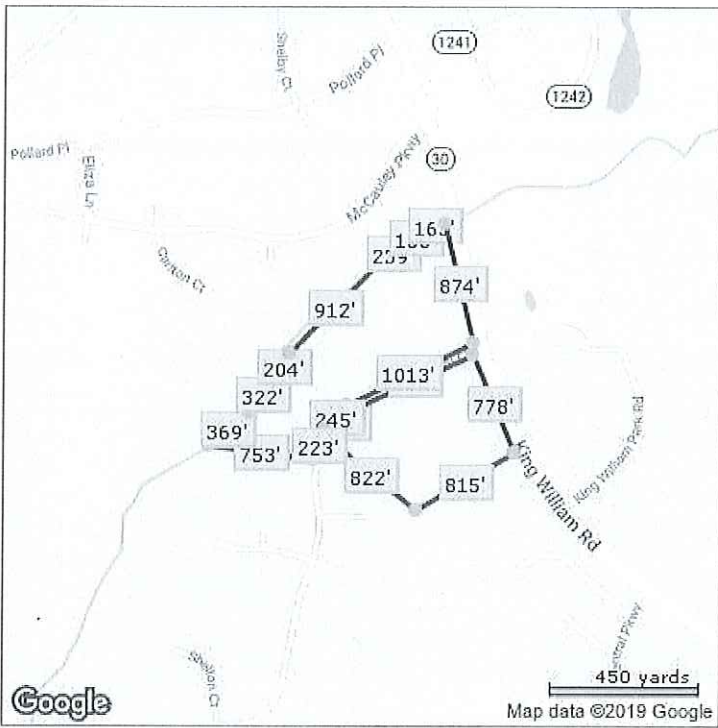
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Property Detail

Generated on 03/18/2019

Page 2 of 3

Property Map



*Lot Dimensions are Estimated

Courtesy of Cyndi Wyatt Blake

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Property Detail

Generated on 03/18/2019

Page 3 of 3



King William County
Est. 1702

Board of Supervisors

Wally Horton, AICP
Director of Community Development
180 Horse Landing Road #4
King William, VA 23086

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
David E. Hansen, Fourth District
Robert W. Ehrhart II, Fifth District

October 11, 2017

McCauley Place, LLC
Todd Rogers, Manager
9235 Shady Grove Rd., Suite 109
Mechanicsville, VA 23116

Re: Certificate of Approval - Proffers associated with Conditional Rezoning Application, Tax Map Parcel 21-50 (Portion)

Dear Mr. Rogers:

The King William County Board of Supervisors, at its September 25, 2017 meeting, approved Ordinance 18-17 (attached) amending Proffers associated with Conditional Rezoning Application Z-02-01. Such amended proffers are to be recorded in the Clerk's office of the Circuit Court of King William County.

If you have any questions please feel free to contact me at planningdir@kingwilliamcounty.us or (804) 769-4973.

Sincerely,

Wally Horton, AICP
Director of Community Development



County of King William, Virginia
Est. 1702

Board of Supervisors

ORDINANCE 18-17

AN ORDINANCE AMENDING PROFFERS ASSOCIATED WITH CONDITIONAL REZONING APPLICATION Z-02-01 - (Z-02-01 AMENDMENT) - (OWNER: MCCAULEY PLACE, LLC; TODD ROGERS, MANAGER. APPLICANT: JENNIFER D. MULLEN, ESQ. ROTH JACKSON, GIBBONS, CONDLIN, PLC).

WHEREAS, Jennifer D. Mullen, Esq. Roth Jackson, Gibbons, Condlin, PLC) submitted an application for a Proffer amendment for a portion of Tax Map Parcel 21-50 consisting of approximately 62 acres of the McCauley Place Tract, which contains a total of approximately 266 acres, in order to amend the existing Proffers, initially approved on June 25, 2001 with Rezoning Z-02-01.

WHEREAS, the Applicant and Owner propose to amend the proffers as follows: (Changes underlined, deletions in strikethrough):

Proffer C.1. of Case Z-02-01 is hereby amended and replaced with the following:

1. Density Restriction. No more than one hundred and eight (100 108) dwelling units may be developed within Parcel Two as in substantial conformance with the plans shown on the Zoning Plat, as such Zoning Plat is modified by the conceptual plan entitled "MCCAULEY PARK CONCEPTUAL PLAN RENDERING" prepared by Timmons Group, copies of which are included as part of this application and incorporated herein by this reference and attached to this Ordinance as Exhibit 1.

Proffer C.4. of Case Z-02-01 is hereby deleted as follows.

4. ~~Age Restriction. Any dwelling units constructed on Parcel Two shall provide residential living accommodations only for the elderly (exclusive of management personnel) and their spouses, brothers, sisters or aides. For purposes hereof, the term "elderly" shall mean persons fifty-five (55) years of age or older. In addition, persons under the age of nineteen (19) shall not be housed or domiciled and shall not reside on Parcel Two (except with management personnel). If this proffer is amended to allow school-age children to reside on Parcel Two in the future, the portion of the cash proffer applicable to capital costs for schools then in effect, shall become payable (subject to any appropriate modifications as permitted under the cash proffer policy).~~

Proffer C.5. of Case Z-02-01 is hereby deleted and replaced as follows:

~~5. Architectural Matters~~

~~(a) Exterior Walls. At least twenty-five percent (25%) of the visible portions of exterior wall surfaces (exclusive of windows) of multi-family rental buildings (if any) shall be of brick construction.~~

~~(b) Roofs. Any residence buildings constructed on Parcel Two shall have pitched roofs, to maintain a residential character for each building.~~

5. Exterior Walls. Visible portions of exterior wall surfaces (exclusive of windows) above the foundation of multi-family rental buildings shall be of fiber cement board (Hardiplank) siding, brick or brick veneer construction. Visible portions of exposed foundations of multi-family rental buildings shall be of brick or brick veneer construction.

Building construction shall be in accord with the five (5) page "Conceptual Elevations", to be altered as needed to meet County requirements, copies of which are included as part of this application and incorporated herein by this reference and attached to this Ordinance as Exhibit 2.

WHEREAS, All other conditions and proffers of Case Z-02-01 shall remain in full force and effect; and,

WHEREAS, the Board of Supervisors conducted a public hearing on September 25th, 2017 to consider the above proffer amendments associated with Conditional Zoning Application Z-02-01;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, that the Board of Supervisors of King William County, Virginia, does this 25th day of September 2017, approve the amended proffers as stated in the preambles above associated with Conditional Zoning Application Z-02-01 such amended proffers to be recorded in the Clerk's office of the Circuit Court of King William County.

ADOPTED this the 25th day of September, 2017.

The vote on the foregoing was as follows:

Supervisor, First District: William L. Hodges – Vice Chairman	Aye
Supervisor, Second District: Travis J. Moskalski – Chairman	Aye
Supervisor, Third District: Stephen K. Greenwood	Aye
Supervisor, Fourth District: David E. Hansen	Nay
Supervisor, Fifth District: Robert W. Ehrhart II	Aye

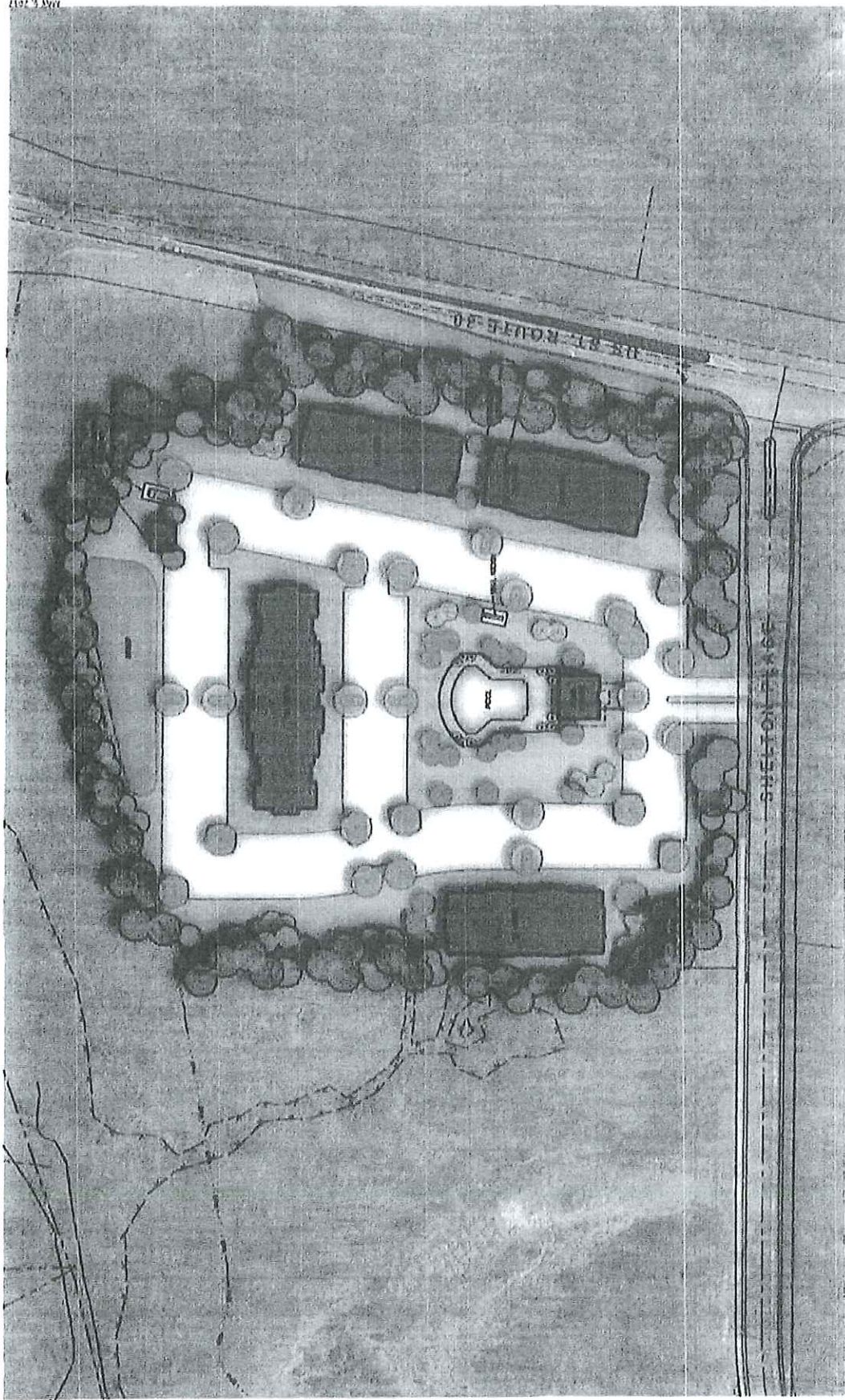
Travis J. Moskalski, Chairman
King William County Board of Supervisors

ATTEST:



Olivia L. Schools
Deputy Clerk of the Board of Supervisors

ORDINANCE 18-17 EXHIBIT 1

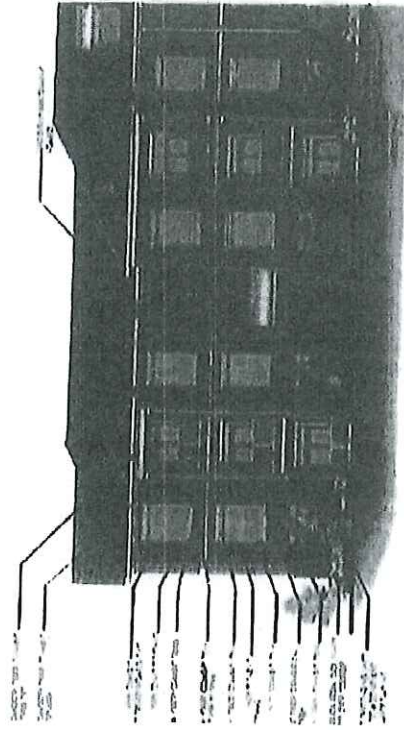


MCCAULEY PARK
CONCEPTUAL PLAN RENDERING

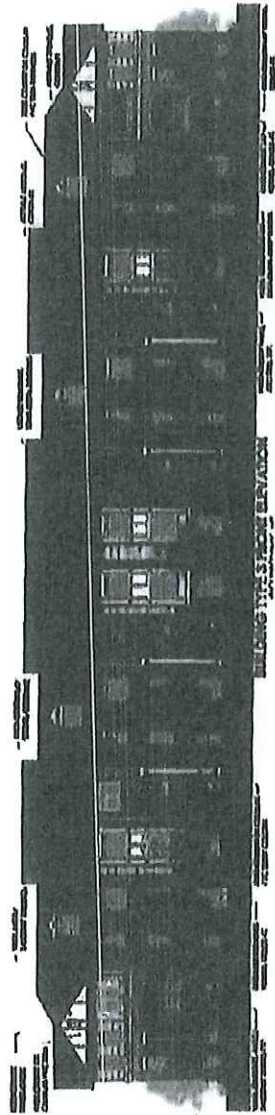
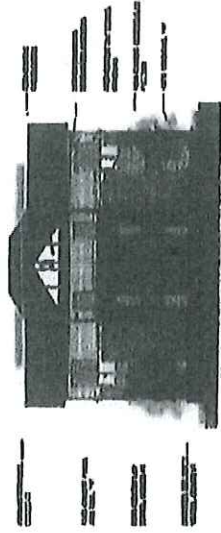
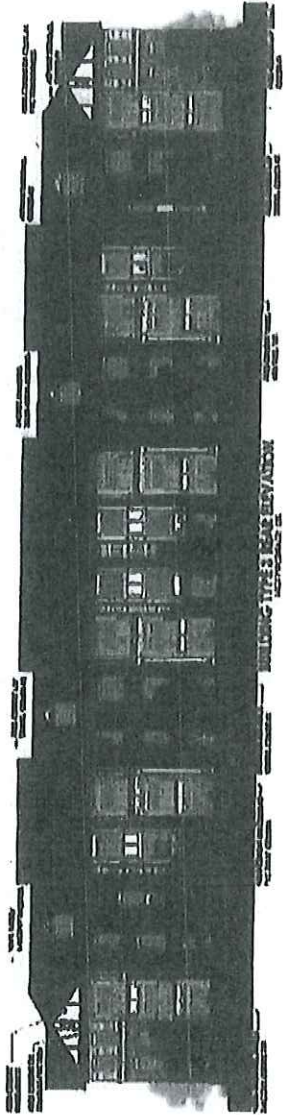


ORDINANCE 18-17 EXHIBIT 2

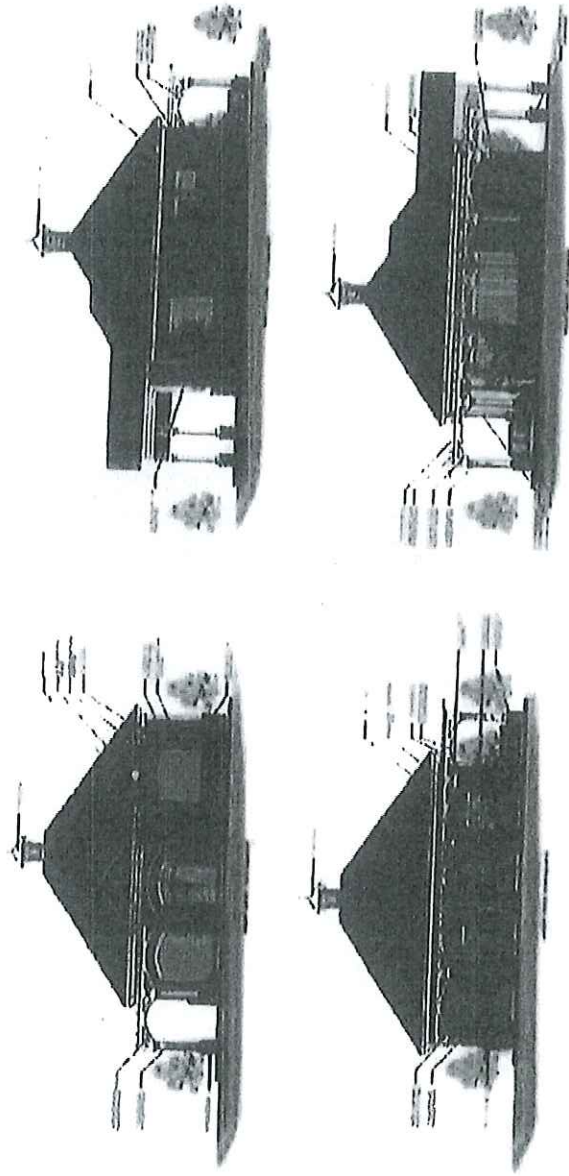
McCauley Park Apartments - 24 Unit/2 B



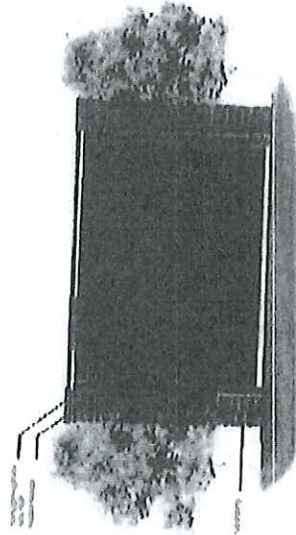
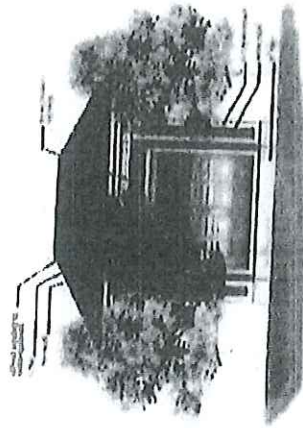
McCauley Park Apartments - 36 Unit/1 Bedroom Unit Conceptual Elevations



McCauley Park Apartments - Clubhouse/Fitness Conceptual Elevations



McCauley Park Apartments - Mail Kiosk/T





King William County
Est. 1702

Board of Supervisors

Wally Horton, AICP
Director of Community Development
180 Horse Landing Road #4
King William, VA 23086

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
David E. Hansen, Fourth District
Robert W. Ehrhart II, Fifth District

October 11, 2017

Jennifer D. Mullen, Esq.
Roth, Jackson, Gibbons, Condlin, PLC
919 East Main Street, Suite 2110
Richmond, VA 23219-4625

Re: Certificate of Approval of Amendment of CUP-01-01, Tax Map Parcel 21-50 (Portion)

Dear Ms. Mullen:

The King William County Board of Supervisors, at its September 25 2017 meeting, approved Ordinance 19-17 (R) amending CUP-01-01 for the purpose of providing an additional eight (8) multi-family attached housing units as shown on the Zoning Plat, as such Zoning Plat is modified by the conceptual plan entitled "MCCAULEY PARK CONCEPTUAL PLAN RENDERING" prepared by Timmons Group, and the "Conceptual Elevations" for McCauley Park Apartments, and subject to the following conditions:

1. All required reviews and approvals must be obtained in accord with the County Zoning and Subdivision Ordinances, (including provisions of the Transportation Corridor Overlay District) and all other pertinent County requirements to include:
 - o State Agency review and approvals,
 - o HRSD review and approval
 - o Other as Required.
2. Development Agreements/Bonding/Letter of Credit requirements shall be met. As an alternative, improvements, as required, can be constructed prior to any building permits being issued.
3. All previous conditions shall be retained as follows:
 - o Applicant shall receive written approval from the Virginia Department of Transportation for the multi-family housing development in accordance with the Conditional Use Permit (CUP) and Site Plan criteria included in the King William County Zoning Ordinance.

- Applicant shall develop the subject project and properties substantially in conformance with the building elevations and schematic site plan presented to the Board of Supervisors during the public hearings on June 25, 2001, as amended on September 25, 2017.
- Applicant shall provide and maintain wooded buffers of a minimum 25-foot width and of sufficient density to screen the multi-family housing development from surrounding residential and commercial uses.
- Applicant shall provide and maintain a landscaped median in the divided entranceway to the multi-family housing portion of the project.
- Public water (County) and public sanitary sewer systems (Hampton Roads Sanitation District) shall be provided and may receive credits in accordance with the Modification and Settlement Agreement recorded in the Circuit Court of King William County on 9/22/15. Instrument #150001953.
- Applicant's failure to comply with the conditions above and those portions of the proffers applicable to the multi-family housing section of the subject project may result in the revocation of the CUP.

If you have any questions please feel free to contact me at planningdir@kingwilliamcounty.us or (804) 769-4973.

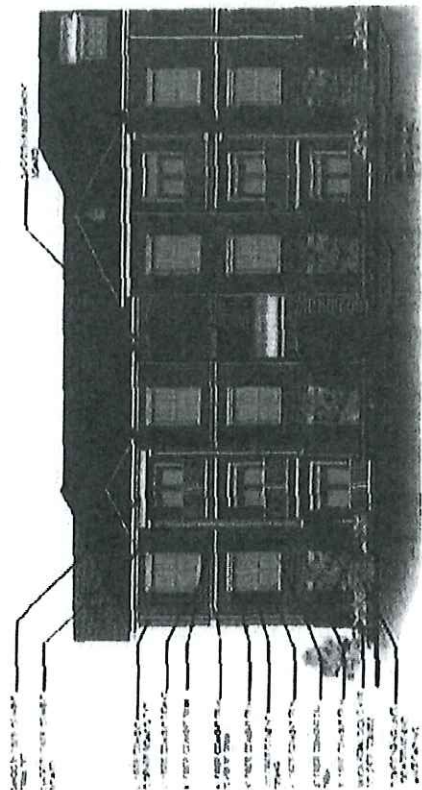
Sincerely,



Wally Horton, AICP
Director of Community Development

EXHIBIT 2

McCauley Park Apartments - 24 Unit/2 B





County of King William, Virginia
Est. 1702

Board of Supervisors

ORDINANCE 19-17 (R)

APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT CUP-01-01 - (OWNER: MCCAULEY PLACE, LLC; TODD ROGERS, MANAGER. APPLICANT: JENNIFER D. MULLEN, ESQ. ROTH JACKSON, GIBBONS, CONDLIN, PLC)

WHEREAS, Section 86-171 of the King William County Code provides for the development of multi-family attached dwelling units associated with properties of the R-1, Residential zoning district following review and approval of a Conditional Use Permit (CUP); in accord with Sections 86-451 through 86-455 of the Zoning Ordinance; and

WHEREAS, the Planning Commission, after study and review, conducted a public hearing on September 5, 2017, to consider an application for amendment to CUP-01-01 submitted by the Applicant on behalf of the Owner, for the purpose of adding an additional eight (8) multi-family housing units within an area currently approved for 100 multi-family housing units on a portion of portion of Tax Map Parcel 21-50 consisting of approximately 62 acres of the McCauley Place Tract, which contains a total of approximately 266 acres, and, following such public hearing, voted 4-0 to recommend that the Board of Supervisors approve such application; subject to the itemization of prior water and sewer provision agreements; and

WHEREAS, the Board has been provided that information; and

WHEREAS, the Board of Supervisors conducted a public hearing on September 25, 2017 to consider amendment of CUP-01-01;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, that the Board of Supervisors of King William County, Virginia, does this 25th day of September 2017, hereby approve the amendment of CUP-01-01 for the purpose of providing an additional eight (8) multi-family attached housing units as shown on the Zoning Plat, as such Zoning Plat is modified by the conceptual plan entitled "MCCAULEY PARK CONCEPTUAL PLAN RENDERING" prepared by Timmons Group, and the "Conceptual Elevations" for McCauley Park Apartments, copies of which are included as part of this application and incorporated herein by this reference, and attached to this Ordinance as Exhibits 1 and 2, and subject to the following conditions:

1. All required reviews and approvals must be obtained in accord with the County Zoning and Subdivision Ordinances, (including provisions of the Transportation Corridor Overlay District) and all other pertinent County requirements to include:

- (a). State Agency review and approvals,
- (b). Hampton Roads Sanitation District review and approval
- (c). Other as Required.

2. Development Agreements/Bonding/Letter of Credit requirements shall be met. As an alternative, improvements, as required, can be constructed prior to any building permits being issued.

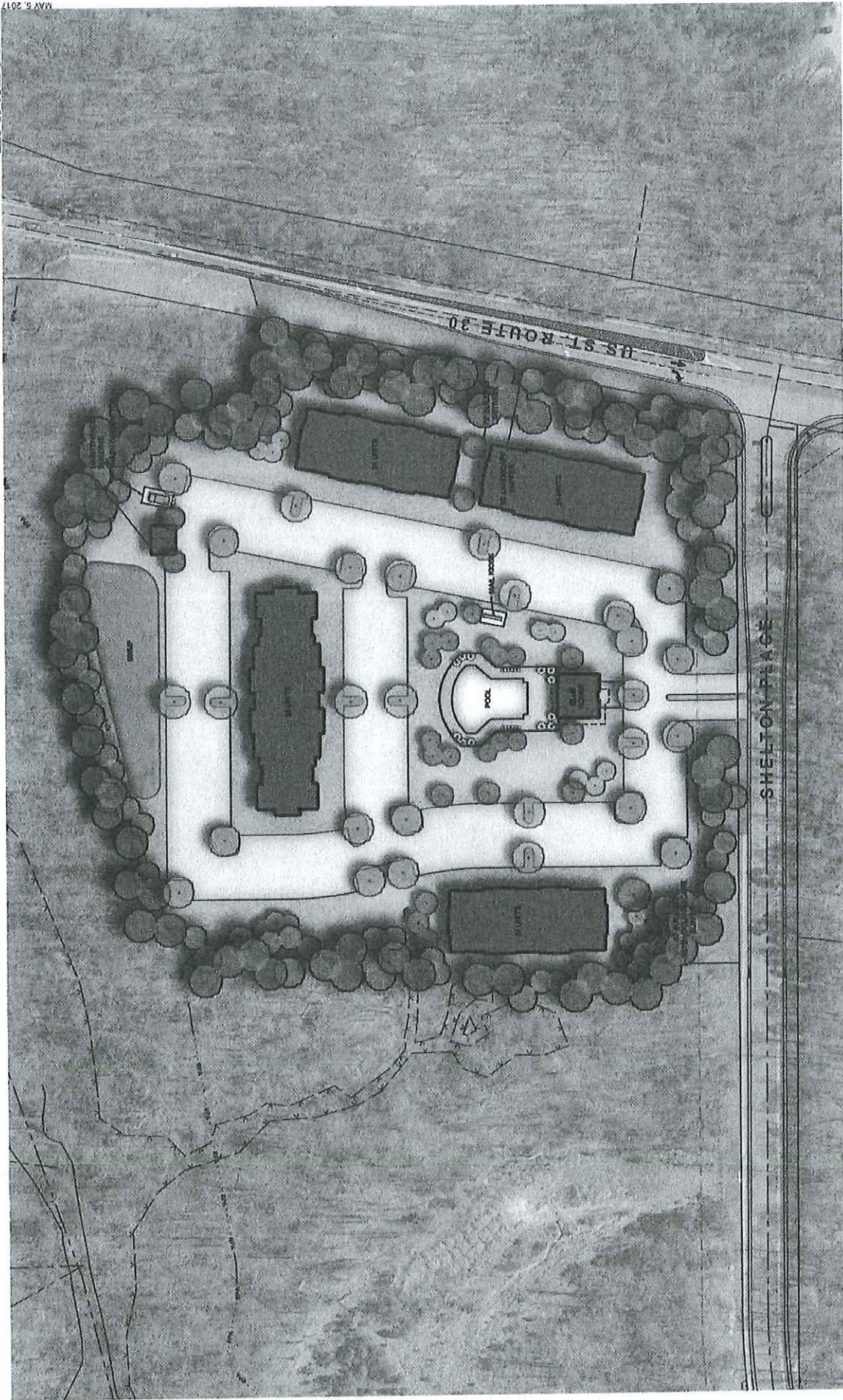
3. All previous conditions shall be retained as follows:

- (a). Applicant shall receive written approval from the Virginia Department of Transportation for the multi-family housing development in accordance with the Conditional Use Permit (CUP) and Site Plan criteria included in the King William County Zoning Ordinance.
- (b). Applicant shall develop the subject project and properties substantially in conformance with the building elevations and schematic site plan presented to the Board of Supervisors during the public hearings on June 25, 2001, as amended on September 25, 2017.
- (c). Applicant shall provide and maintain wooded buffers of a minimum 25-foot width and of sufficient density to screen the multi-family housing development from surrounding residential and commercial uses.
- (d). Applicant shall provide and maintain a landscaped median in the divided entranceway to the multi-family housing portion of the project.
- (e). Public water (County) and public sanitary sewer systems (Hampton Roads Sanitation District) shall be provided and may receive credits in accordance with the Modification and Settlement Agreement recorded in the Circuit Court of King William County on September 22, 2015, Instrument #150001953.
- (f). Applicant's failure to comply with the conditions above and those portions of the proffers applicable to the multi-family housing section of the subject project may result in the revocation of the CUP.

ADOPTED this the 25th day of September, 2017.

EXHIBIT 1

MAY 5, 2017



MCCAULEY PARK
CONCEPTUAL PLAN RENDERING



TIMMONS GROUP
YOUR VISION. OUR PASSION. YOUR SUCCESS.

McCauley Park Apartments - 36 Unit/1 Bedroom Unit Conceptual Elevations

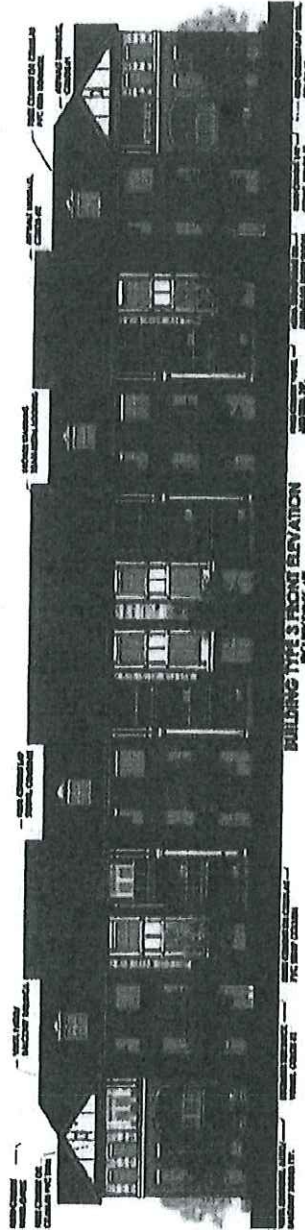
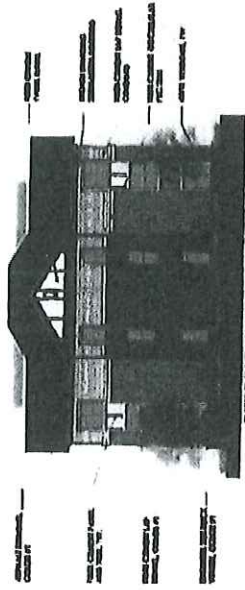
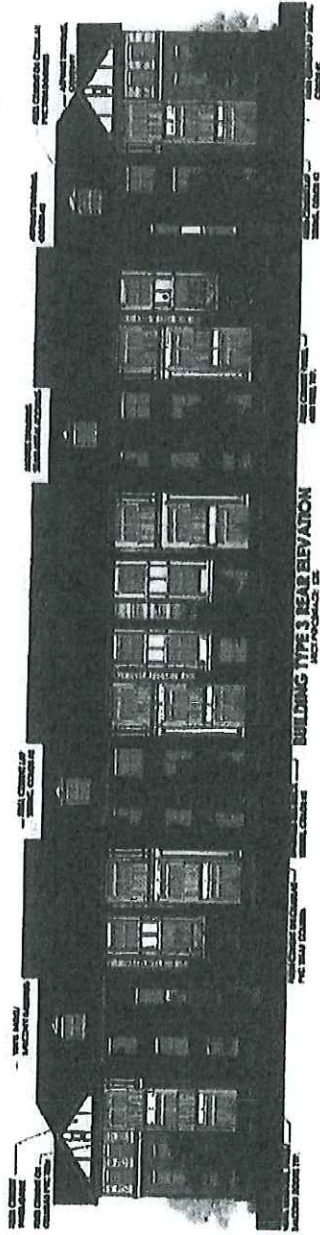


EXHIBIT 2

McCauley Park Apartments - Clubhouse/Fitness Conceptual Elevations

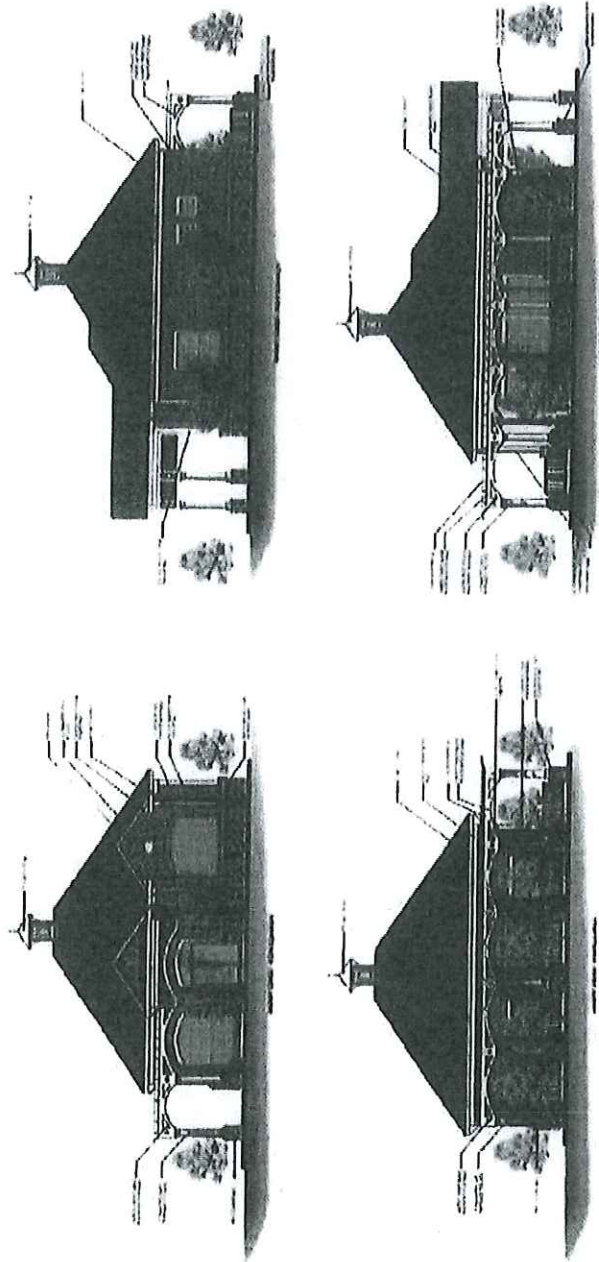


EXHIBIT 2

McCauley Park Apartments - Maintenance Bldg Conceptual Elevations

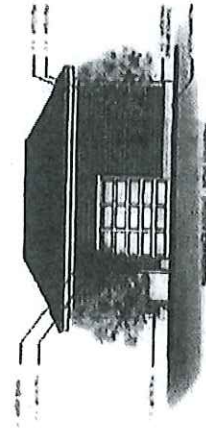
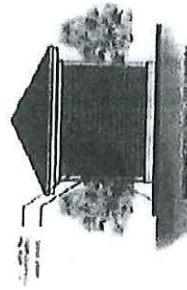
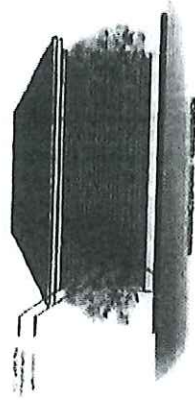
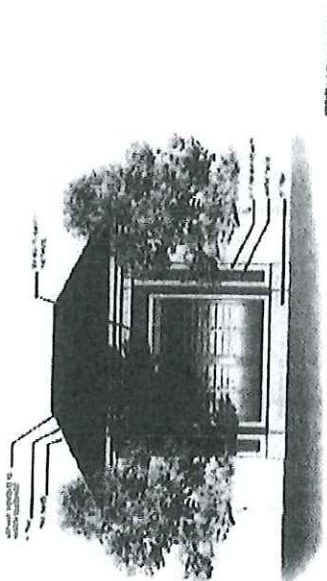


EXHIBIT 2

McCauley Park Apartments - Mail Kiosk/T



The vote on the foregoing was as follows:

Supervisor, First District: William L. Hodges - Vice Chairman	Aye
Supervisor, Second District: Travis J. Moskalski - Chairman	Aye
Supervisor, Third District: Stephen K. Greenwood	Aye
Supervisor, Fourth District: David E. Hansen	Nay
Supervisor, Fifth District: Robert W. Ehrhart II	Aye

ATTEST:



Travis J. Moskalski, Chairman
King William County Board of Supervisors



Olivia L. Schools
Deputy Clerk of the Board of Supervisors