

DEEP RUN
BUSINESS CTR.

M-1C

RTHC

TOP
WAYLAND DR.



A-1

A-1 TO RTHC
8.47 ac.

R-2

RD. HOLLOW DR.

MEADOWVIEW
ROAD

A-1

A-1

INTERSTATE
64

PEMBERTON

COUNTY OF HENRICO PLANNING OFFICE
86-BI-17

C-69C-83



THREE CHOPT DISTRICT
JAS

January 17, 1984

Re: Conditional Rezoning Case C-69C-83

Mr. Jerry D. Shapiro, Vice President
Construction Development Corporation
3525 Old Cox Road
Richmond, Virginia 23233

Dear Mr. Shapiro:

The Board of Supervisors, at its meeting on January 11, accepted your amended and substitute proffered conditions and conditionally rezoned your property from A-1 Agricultural to RTH Residential Townhouse District.

The property conditionally rezoned is described as follows:

Parcel 86-B1-17:

Beginning at a pipe on the SW. corner of Pemberton and a thirty foot (30') road between Three Chopt and Broad Street Road running thence S. 42° W. and along the western line of Pemberton Road four hundred six and ten hundredths feet (406.10') to a rod on said west side of Pemberton Road; thence N. 48° W., nine hundred ninety-two and eighty hundredths feet (992.80') to a stake; thence N. 56° 07' E., four hundred ninety-seven and five hundredths feet (497.05') to a pipe; thence S. 42° 52' E., and along the south side of a thirty foot (30') road eight hundred seventy-seven and seventy-nine hundredths feet (877.79') to the point of beginning, containing 8.47 acres.

The Board of Supervisors accepted your following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. No utility sheds or storage outbuildings shall be visible from Pemberton Road.
2. Buffer areas no less than 50 feet wide along Pemberton Rd. and 20 feet wide along all other property lines shall be retained. Within such buffer areas all existing trees and natural growth shall remain to the extent possible except as required by development to provide necessary access, utility lines, grading, or other improvements required by the County of Henrico. Supplemental landscaping will be provided as and where necessary in accordance with a landscaping plan approved by the Planning Commission.
3. There will be no more than 47 dwelling units built on the subject site.
4. All units shall have at least 2000 sq. ft. including garage. No buildings shall be higher than 2 1/2 stories.
5. Such portions of the subject site as may lie in a 100 year flood plain identified by a definitive engineering study, shall be utilized and regulated as permitted in the C-1 Conservation District.

Mr. Jerry D. Shapiro, Vice President
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The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffers in the Conditional Zoning Index.

Sincerely,

Frank A. Faison,
County Manager

RF
RD:jt
cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Ms. Sandra Hudnall
Ms. Emma L. Payne