

**A-1 & R-4 to R-5C
9.0 ac.**

COUNTY OF HENRICO PLANNING OFFICE

SCALE

pt. 7 - A1-10

C-73C-83



FAIRFIELD DISTRICT

JAS

February 13, 1984

Re: Conditional Rezoning Case C-73C-83

Mr. and Mrs. Charles J. Keck
Keswick Farm
Midlothian, Virginia 23113

Dear Mr. and Mrs. Keck:

The Board of Supervisors, at its meeting on February 8, accepted your amended proffered conditions and conditionally rezoned your property from A-1 Agricultural and R-4 One Family Residence to R-5 General Residence District.

The property conditionally rezoned is described as follows:

Beginning at a point on the S. line of Neale Street, 438' east of Mechanicsville Turnpike; thence eastwardly along Neale Street 665.79' to a property corner; thence S. $33^{\circ} 37' 20''$ W., 600.32' to a property corner; thence N. $56^{\circ} 46' 33''$ W., 665.17' to a property corner; thence N. $33^{\circ} 37' 20''$ E., 575.90' to the point of beginning, containing 9 acres.

The Board of Supervisors accepted the following amended 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. Development of the subject property shall be limited to a density of 10 dwelling units per acre.
2. A buffer strip of at least 50 feet in depth shall be provided along the north line of Hussey Lane and along the east property line. Existing vegetation shall be maintained within this buffer area except for removal of dead or diseased plants and general cleanup and removal of unsightly or otherwise aesthetically objectionable materials. Any disturbance of the area for utility or drainage purposes necessary to meet Henrico County requirements will be landscaped with new plantings to assure continuity of the buffer area and an attractive appearance.
3. A chain link-type fence, at least six feet in height, shall be constructed along Hussey Lane and extending northwardly along both eastern and western property lines for a distance of 150 feet as extensions of the fence along the Hussey Lane right-of-way.

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4. That portion of a former Civil War fortification consisting of a trench and earth mound running generally southwesterly from the northeast corner of the site a distance of 500 feet, more or less, and a width of 30 feet shall be retained in its natural state and left undisturbed except as follows:
 - a. A two-lane driveway not more than 25 feet in width, crossing at right angles in an existing opening in the mound within 100 feet of the northeast property corner.
 - b. Construction of drainage facilities as necessary to prevent the ponding of water in the existing trench.

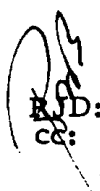
Said trench and earth mound shall be designated with an appropriate marker containing key historical information concerning the site.

Preservation and public visibility of the former fortification shall be assured by leaving in an undisturbed state, except for necessary cleanup and drainage improvements, a triangular shaped area between the fortification and Neale Street beginning at the northeast property corner and extending westwardly along Neale Street a distance of 275 feet.

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 proffered conditions in the Conditional Zoning Index.

Sincerely,

Frank A. Faison,
County Manager


BJD:jt
cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. James C. Park