

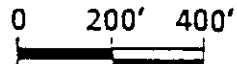
COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

PT. 7-A1-20

C-750-90

FAIRFIELD DISTRICT



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

W.F. LaVECCHIA, P.E., AICP  
County Manager

January 15, 1991

Re: Conditional Rezoning Case C-75C-90

Messrs. Todd D. Rogers, Bernard G. Meyer, Jr.,  
& Roy Rogers, IV  
910-D Brandy Creek Drive  
Mechanicsville, Virginia 23111

Gentlemen:

The Board of Supervisors at its meeting on January 9, granted your request to conditionally rezone from A-1 Agricultural and C-1 Conservation to R-3AC One Family Residence District (Conditional), property described as follows:

Part of Parcel 7-A1-20:

Beginning at a point on the N. line of Neale Street, which point is 65' W. of the intersection of the N. line of Neale Street and the E. line of Goodell Road; thence from said beginning point along the N. line of Neale Street N.  $72^{\circ} 55' 26''$  W., 591.64' to a point; thence N.  $17^{\circ} 13' 06''$  E., 1002.08' to a point; thence N.  $24^{\circ} 42' 59''$  E., 543.82' to a point; thence N.  $24^{\circ} 04' 06''$  E., 431.93' to a point; thence S.  $61^{\circ} 28' 53''$  E., 1038.35' to a point; thence S.  $20^{\circ} 14' 33''$  W., 621.75' to a point; thence S.  $79^{\circ} 14' 33''$  W., 225' to a point; thence S.  $20^{\circ} 14' 33''$  W., 875.00' to a point; thence N.  $80^{\circ} 25' 27''$  W., 265.00' to a point; thence S.  $21^{\circ} 04' 33''$  W., 130.00' to the point of beginning, containing 40.18 acres.

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

1. **Lot Size:** All lots fronting on or otherwise abutting Neale Street shall meet lot width and lot area requirements of the R-3 district (eighty (80) feet wide); eleven thousand (11,000) square feet area).
2. **Neale Street Right of Way:** The right of way for the widening of Neale Street shall be dedicated and any necessary road improvements shall be provided as required at the time of subdivision approval.
3. **Flood Plain:** Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(s) of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works; and/or such portion(s) of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled regulated manner by a structure or structures approved by the Department of Public works, may only be used for the following purposes:
  - (a) Storm water management and/or detention areas.

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- (b) Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats.
- (c) Such additional uses to the uses identified in (a) and (b) above, as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Section 22-109 of Chapter 22 of the County Code (the "Zoning Ordinance").
- (d) Access drives and walkways installed in a manner to minimize their impacts;

The owner shall, upon written request of the County, apply to rezone such portion of the property to a C-1 conservation district.

The location and limits of such portion(s) of said Property shall be established by approved Subdivision Plan.

- 4. Foundations: The exterior portions of the foundations of all homes constructed on the property shall be of brick.
- 5. Intersections: At least two (2) street intersections, which intersections shall be the extensions of Goodell Road and Broadgate Drive, shall be provided along the north line of Neale Street to serve the area zoned for single family development.
- 6. If determined necessary for access to the public sewer, easements shall be provided so as to serve the adjacent property to the immediate east.
- 7. Fireplaces shall have chimneys constructed of masonry with brick exterior.
- 8. The exterior wall surfaces of residential buildings constructed on lots abutting Neale Street, exclusive of windows, doors, and trim, shall be constructed of brick.

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,

  
for W. F. LaVecchia, P.E., AICP,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Trustees of Abundant Life Church of Christ