

6667

PROPOSED JOHN ROLFE PARKWAY ALIGNMENT

A-1

A-1 To R-4C  
41.230 Ac.

PUMP

R-14  
R-3C  
R-2C

PROP.

EDENBERRY

R-5C

A-1

SEE  
40C  
(R)

R-3C

EAGLES

PROP.

EAGLES VIEW

B-2C

PARKWAY

A-1

R-5C

RIDGEFIELD

EAGLES CREEK

R-2C

ROYAL

A-3C

R-2

Pt. 79-A1-22

SINGLE-FAMILY RESIDENTIAL

TUCKAHOE DISTRICT

C-40C-92



HENRICO COUNTY PLANNING OFFICE

CZ

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO



December 15, 1992

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-40C-92

Mr. Earl Thompson  
Earl Thompson, Inc.  
2200 Pump Road, Suite 205  
Richmond, Virginia 23233

Dear Mr. Thompson:

The Board of Supervisors at its meeting on December 9, granted your request to conditionally rezone property from A-1 Agricultural District to R-4C One Family Residence District (Conditional), Part of Parcel 79-A1-22, described as follows:

Beginning on a point at the intersection of the centerline of Glen Eagles Drive and the centerline of Eagles View Drive; thence in a northerly direction along a curve to the right having a radius of 808.39' and a length of 287.98' to a point; thence N. 2° 41' 59" W., 252.60' to a point; thence N. 66° 00' 27" E., 147.42' to a point; thence N. 34° 48' 29" E., 582.39' to the point and place of beginning of the parcel to be rezoned; thence N. 72° 46' 58" W., 900.82' along the northern property line of proposed Edenberry Subdivision; thence N. 4° 00' 49" E., 929.18' along the western property line of this parcel being rezoned; thence N. 81° 27' 53" E., 1468.77'; thence S. 17° 14' 00" E., 375.00' along the western property line of Grace Community Baptist Church; thence continuing along the western property line of Grace Community Baptist Church S. 28° 03' 16" E., 479.53'; thence S. 61° 42' 59" W., 1008.00' along the property line adjoining The Father McDonald Columbian Center, thence S. 34° 48' 29" W., 185.80' to the point of beginning, containing 41.230 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):

*see attached notes*

1. The exterior portions of single family residence foundations shall be constructed of brick.
2. Any dwelling with a fireplace shall have masonry chimneys faced with brick similar to the foundation.
3. Front porch piers shall be constructed of brick.
4. All dwellings shall have a minimum finished floor area of at least 1350 square feet.
5. A revised master plan shall be provided for review and approval at the time of conditional subdivision consideration showing pedestrian and bicycle accessways.
6. A 30' landscaped or natural buffer shall be provided along

1127

Mr. Earl Thompson  
Earl Thompson, Inc.  
Page 2  
December 15, 1992

- the eastern line of proposed John Rolfe Parkway.
7. A 20' planting strip easement shall be provided adjacent to proposed Glen Eagles Drive. Where feasible, existing trees shall be retained and, if necessary, supplemental plantings shall be provided within the easement.
  8. To the extent reasonably practicable during initial development, the clearing of mature trees on single-family residential lots shall be limited to trees and areas required to accommodate the residence and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways.
  9. All lots shall contain a minimum lot width of at least 70 feet, and a minimum lot area of 9,000 square 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,

  
Virgil R. Hazelett, P.E.,  
County Manager

cc: Clerk, Board of Supervisors  
Director, Real Estate Assessment  
Conditional Zoning Index  
✓ J. K. Timmons & Associates, P.C.