

PT. OF 10-A-3D

THREE CHOPT DISTRICT

SINGLE FAMILY RESIDENTIAL

C-63C-96



HENRICO COUNTY PLANNING OFFICE

COUNTY OF HENRICO

October 16, 1996



Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-63C-96

Dominion Hills, LLC
2200 Pump Road
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on October 9, 1996, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Part of Parcel 10-A-3D, described as follows:

Beginning at a point in the northern line of Nuckols Road, said point being 1220.73' west of the intersection of the northern line of Nuckols Road with the western line of Shady Grove Road; thence from said point of beginning continuing along the northern line of Nuckols Road N. 72° 04' 23" W., 1130' +/- to a point in the center line of a creek; thence along the center line in a northeasterly direction 2240' +/- to a point; thence N. 80° 50' 27" E., 198.47' to a point; thence S. 3° 21' 08" E., 636.41'; thence S. 36° 20' 53" E., 359.34' to a point; thence S. 34° 03' 25" W., 405' to a point; thence S. 10° 38' 05" W., 300' to a point; thence S. 46° 34' 23" E., 345' to a point; thence S. 17° 55' 37" W., 415' to a point in the N. line of Nuckols Road and the place of beginning, containing 42.3 +/- acres.

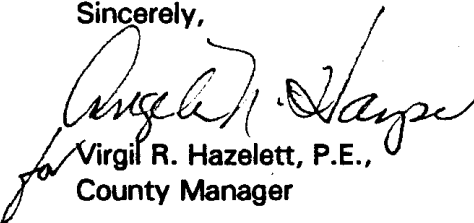
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. House Size: One story homes shall have a minimum of 1,800 square feet of finished floor area. Two story homes shall have a minimum of 2,200 square feet of finished floor area.
2. Lot Clearing: To the extent reasonably practicable, at the time of development, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways.
3. Protective Covenants: Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the property conveyed by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of such portions of the property.

4. **Foundations:** The visible portions of exterior residence foundations shall be constructed of brick, or stone; however, the visible portions of exterior foundations for single-family detached residences may be constructed of dryvit if applied to a masonry surface, provided that the exterior walls of such residences are sided primarily in dryvit.
5. **Chimneys:** All chimneys shall be brick except on "Dryvit" siding homes, on which the chimney may be "dryvit". All direct vent fireplaces shall have foundations where exposed, and such foundations shall be similar to the house foundation. No cantilevered chimneys shall be allowed.
6. **Conservation:** Once a determination has been made as to the portion of the property located within the 100 year flood plain, such portion of the property shall be described as a flood plain easement. Application shall be made to rezoning said property located within the 100 year flood plain to C-1 Conservation District as determined by a definitive engineering study.
7. **Buffer:** A buffer, a minimum of 30' in width will be provided along and adjacent to the north right-of-way line of Nuckols Road, as such right of way is determined at the time of subdivision review. The buffer will consist of berms, landscaping, fencing or may be left in its natural condition or a combination thereof, except to the extent necessary or required for utility and drainage easements, signage, access to and from public right-of-way as required by the Planning Commission at the time of Subdivision review. No fencing may be installed within 20' of the right-of-way line of Nuckols Road, except for entrance way fencing.

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: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Thomas Nuckols
Mr. E. D. Lewis