

9-A-5, 7 & 29

SINGLE FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

C-32C-97



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 26, 1997

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-32C-97

Mr. Gibson M. Wright
Dominion Land & Development Company
8100 Three Chopt Road, Suite 113
Richmond, Virginia 23229

Dear Mr. Wright:

The Board of Supervisors at its meeting on June 25, 1997, granted your request to conditionally rezone property from A-1 Agricultural District and R-2AC One Family Residence District to R-3C One Family Residence District (Conditional), Parcels 9-A-5, 7 & 29, described as follows:

Beginning at a point on the E. line of Pouncey Tract Road, said point being approximately 65' from the S. line of Old Wyndham Drive; thence leaving Pouncey Tract Road N. $75^{\circ} 56' 30''$ E., 561.92' to a point; thence S. $47^{\circ} 54' 00''$ E., 747.84' to a point; thence S. $22^{\circ} 44' 55''$ E., 264' to a point; thence S. $40^{\circ} 38' 05''$ W., 699.39' to a point on the E. Line of Pouncey Tract Road; thence along the E. Line of Pouncey Tract Road on a curve to the right with a radius of 1197.92' and a length of 165.57' to a point; thence N. $37^{\circ} 17' 10''$ W., 114.71' to a point; thence S. $59^{\circ} 54' 48''$ W., 17.02' to a point; thence continuing along the E. Line of Pouncey Tract Road N. $37^{\circ} 16' 06''$ W., 513.41' to a point; thence continuing along the E. line of Pouncey Tract Road on a curve to the right with a radius of 1397.39' and a length of 581.96' to a point, said point being the point and place of beginning, and containing approximately 18.91 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 24, Code of Henrico (Zoning Ordinance):

1. Minimum Floor Area. The minimum floor area of dwellings on the Property shall be as follows: 2,200 square feet for all lots backing up to or siding on Pouncey Tract Road; 2,800 square feet for all lots contiguous to Cross Creek or Stoneacre Subdivision; and 2,500 square feet for the remainder of the lots. No more than fifteen (15) dwellings may contain unfinished floor area. The unfinished floor area shall not exceed 350 square feet.
2. Foundations and Chimneys. All dwellings shall be built on foundations (exclusive of garage areas). The exterior portion of all residence foundations which are above ground level shall be constructed of brick, stone or dryvit. Chimneys constructed on the exterior wall of a dwelling shall be constructed of brick or stone. Dryvit may be used on chimneys if the majority of the exterior wall surface of the dwelling is dryvit. A direct vent fireplace extending outward from the wall of the dwelling shall be constructed of brick or of the same material as the dwelling's exterior. The exterior of the foundation of an enclosure for a direct vent fireplace shall be constructed of the same material as the exterior of the dwelling foundation. No chimney or fireplace enclosure may be cantilevered.

3. Density. No more than forty-four (44) dwelling shall be developed on the Property.
4. Lot Size. All lots on the Property shall contain the minimum R-2A lot size of 13,500 square feet.
5. Lot Width. All lots contiguous to Stoneacre Subdivision and Old Wyndham Drive shall be a minimum of ninety (90) feet in width, to be measured at least forty five (45) feet from the right of way line.
6. Planting Strip Easement.
 - (a) A buffer area of a minimum of twenty (20) feet in width in addition to required side or rear yards shall be maintained along the Pouncey Tract Road frontage of the Property which has lots backing or siding to it. Utility easements, signage, fences, and other facilities requested and specifically permitted or as required by the Planning Commission at the time of Subdivision Approval, or by any other governmental body, may be permitted within the buffer area. Where permitted, areas disturbed for utility installation shall be restored to the extent reasonably practicable.
 - (b) A privacy fence a minimum of six feet in height shall be constructed within the Planting Strip Easement at least fifteen feet from the right of way line. The design and material specifications of the fence shall be approved by the Planning Office prior to the issuance of a certificate of occupancy for any residence constructed on the Property.
7. Landscaping. Two (2) deciduous trees of a minimum of two inch caliper shall be planted upon each lot prior to the issuance of a certificate of occupancy for a dwelling on such lot.
8. Vehicular Access. There shall be no direct vehicular ingress and/or egress to or from Pouncey Tract Road for individual lots on the Property.
9. Outbuilding Restriction. No detached accessory buildings shall be permitted unless they are constructed on a brick foundation or concrete slab. Any such building shall have all exterior wall surfaces constructed with the same materials used on the exterior of the dwelling, and shall be located a minimum of twenty (20) feet from the rear lot line.
10. Clearing Limitation. To the extent reasonably practical, the clearing of mature trees on residential lots shall be limited to those in areas required to accommodate the structure and its normal customary accessories, open yard areas and those limited areas required to permit utility service and driveways.
11. Garage Requirement. Each dwelling developed on the Property shall have an attached two (2) car garage.

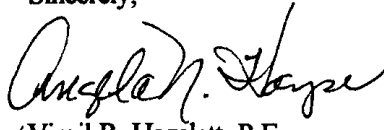
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12. Entrance Feature. The main entrance to the Property shall be complimented with landscaping and architectural design features such as walls, columns, fences, gates and/or other similar features, constructed of permanent finished materials such as brick, wood, concrete and stone. Landscaping installed in conjunction with the entrance feature shall include an irrigation system, to enhance the maintenance of the landscaping. The entrance feature shall be completed (or bonded) prior to the issuance of a certificate of occupancy for any residence constructed on the Property.

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

cc: Director, Real Estate Assessment
Conditional Zoning Index