



SINGLE-FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

**C-57C-97** <sup>®</sup>  
AB



HENRICO COUNTY PLANNING OFFICE

20-A-19 & 19A



COMMONWEALTH OF VIRGINIA

## COUNTY OF HENRICO

November 18, 1997

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-57C-97

Mr. Michael J. Melton  
Melton Development Company  
4435 Waterfront Drive Suite 406  
Glen Allen, VA 23060

Dear Mr. Melton:

The Board of Supervisors at its meeting on November 12, 1997, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 20-A-19 and 19A, described as follows:

Beginning at a point on the northwestern right-of-way line of Springfield Road which is 425' ± from the intersection of Wintercreek Drive and Springfield Road, which is the True Point of Beginning; thence N.58° 48' 23" W., 534.61' to a point; thence N. 59° 37' 07" W., 1772.68' ± to a point on the southeastern right-of-way line of Interstate Route 295; thence N 74° 05' 05" E., 451.78' ± to a point; thence leaving said right-of-way line S. 59° 45' 21" E., 2295.89' ± to a point on the northwestern right-of-way line of Springfield Road; thence N 71° 29' 29" W., 54.39' ± to a point; thence along a curve to the left having a radius of 284.96' for a length of 277.85' to a point; thence along a curve to the left having a radius of 284.96' for a length of 28.35' to a point; thence along a curve to the left having a radius of 1622.59' for a length of 135.00' to the True Point of Beginning, containing 16.85 ± 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 House Size. All houses shall have a minimum of 1,800 square feet in floor area.
2. Lot Size. The average size of lots developed on the Property shall be no less than 13,500 square feet in area.
3. Dedication of Right of Way. The Developer shall dedicate up to ten (10) additional feet of right-of-way along Springfield Road at the time of subdivision approval. If the right of way is determined not to be needed for a public purpose, it shall revert to the then owner of the adjacent land from which the right of way was dedicated.
4. Buffer Area. For lots with rear yards adjacent to Springfield Road, a ten (10) foot buffer will be provided in addition to the rear yard setback requirement. For lots with side yards adjacent to Springfield Road, a ten (10) foot buffer area will be

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provided in addition to the applicable setback requirement along the Springfield Road frontage of the Property. The buffer area will be used as a planting area or left in a natural state, and may contain utility easements. Any utility easement within the aforesaid buffer area shall be extended generally perpendicular thereto. No fence shall be installed within ten (10) feet of the right-of-way line of Springfield Road, except for signage and entranceway fencing. The measurement of buffer and setback areas shall be from the right-of-way line of Springfield Road as determined at the time of subdivision approval.

5. Architectural Treatment. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys or direct vent fireplace enclosures shall be brick or of a siding similar to the exterior treatment of the dwelling. Exposed foundations of exterior walls and chimneys shall be of brick construction.
6. Clearing Limitation. Where practicable, the clearing of trees shall be limited to that necessary for dwellings, road improvements, driveways, utilities, signage, customary accessory uses and wetland mitigation areas or when necessary for common areas.

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  
Mr. Glenn R. Moore, Esquire  
Mr. Warner M. Jones, Sr.  
Mr. Karl Jones