



**A-1 to R-3C
5.026 Acres**

SINGLE-FAMILY RESIDENTIAL

**37-A-17 & 18
THREE CHOPT DISTRICT**

C-77C-99 0 200' 400'

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 23, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-77C-99

Messrs. Webb L. Tyler &
G. Edmond Massie, IV
Fidelity Properties, Ltd.
P. O. Box 423
Mechanicsville, VA 23111

Gentlemen:

The Board of Supervisors at its meeting on February 22, 2000, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 37-17 & 18, described as follows:

SADLER GREEN - THOMAS GREEN PARCEL

Beginning at a point on the north line of Sadler Road, said point being 235.00' east of the east line of Wonder Road (Private); thence from said point of beginning and continuing along the north line of Sadler Road along a curve to the left with a radius of 275' and a length of 235.00' to a point; thence leaving the north line of Sadler Road and continuing along the east line of Wonder Road (Private) N 13° 17' W, 566.77' to a point; thence N 17° 27' W, 255.56' to a point; thence leaving the east line of Wonder Road (Private) N 55° 15' 04" E, 324.01' to a point; thence S 34° 45' E, 467.00' to a point; thence S 55° 15' W, 400.00' to a point; thence S 34° 45' E, 210.00' to the point and place of beginning containing 5.026 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated February 18, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Restrictive Covenants. Prior to or concurrent with the recordation of the subdivision plat approved by the County and before the conveyance of any portion of the property covered 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 quality controls on the development and maintenance of all portions of the Property.
2. Minimum House Size. The minimum size for any house constructed on the Property shall be a minimum of 1,800 square feet of finished floor area.

3. Density. The development on the Property shall not exceed 2.4 dwelling units per acre.
4. Building Materials. Houses on the Property shall be constructed with brick, stone, drivit or vinyl siding or other material approved by the Planning Commission, but not masonite siding or block.
5. Fireplace Chimneys. All exterior portions of fireplace chimneys shall be enclosed by brick or stone. All fireplace chimneys, and gas vents, shall be built on brick or stone foundations.
6. Foundations. The visible portions of the residence foundations shall be constructed of brick or stone.
7. Underground Utilities. All proposed utilities shall be placed underground.
8. Street Improvements. The streets of the subdivision shall be constructed of asphalt and designed with curb and gutter.
9. Signage. The sign identifying the residential community on the Property shall be constructed of brick and ground-mounted.
10. Buffers. A landscaped buffer area a minimum of fifteen (15) feet in width shall be maintained along the Property line adjacent to Sadler Road in addition to the required setback, except to the extent necessary for access ways and utility easements. Access ways and utility easements shall run generally perpendicular to the affected buffer area.
11. Access Restriction. There shall be no direct vehicular access from a residential lot to Sadler Road.
12. Road Widening. The necessary right of way needed for the widening of Sadler Road shall be dedicated with the subdivision of the Property if required by Henrico County.
13. Fences. Any fence situated along Sadler Road may not be located any closer than fifteen feet to the Sadler Road right of way.
14. Flag Lot Regulation. No single family detached dwelling front elevation view shall be opposite any adjacent dwelling rear elevation view. No stem-shaped flag lots shall be developed on the Property.
15. Driveways. There shall be a provision in the restrictive covenants which requires all driveways to be constructed of hard surface materials.

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16. Sadler Road Improvement. A T-intersection as approved by the Department of Public Works shall be provided and dedicated as a public right of way where Sadler Road intersects with Wonder Road.
17. Phasing. No building permit shall be issued to construct houses on the Property until Wonder Road or an alternative secondary access has been improved and dedicated as a public road from Sadler Road to the access provided on Tax Map Parcel #29.
18. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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
Ms. Gloria L. Freye, Esquire
Mr. Denis F. Soden, Esquire