

A-1, R-3 to R-3C
10.2 Acres

SINGLE - FAMILY RESIDENTIAL

C-73C-00



29-A-22, 24A & 25

THREE CHOPT DISTRICT

HENRICO COUNTY



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 19, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-73C-00

Mr. Neil P. Farmer
Willbrook LLC
10001 Patterson Ave.
Richmond, VA 23233

Dear Mr. Farmer:

The Board of Supervisors at its meeting on December 12, 2000, granted your request to conditionally rezone property from A-1 Agricultural and R-3 One Family Residence Districts to R-3C One Family Residence District (Conditional), Parcels 29-A-22, 24A, and 25, described as follows:

Beginning at a point in the west line of Meredith's Branch Drive at the northern terminus of said road; thence from the point of beginning N39°59'26"E, 136.56' to a point; thence N50°28'59"W, 765.69' to a point; thence N38°12'07"W, 56.41' to a point; thence S42°12'26"W, 12.11' to a point; thence N50°15'24"W, 399.83' to a point in the south line of Springfield Road (State Route 157); thence along the south line of Springfield Road S31°25'50"W, 270' +/- to a point; thence leaving said road S50°04'10"E, 211.12' to a point; thence S31°25'50"W, 208.71' to a point; thence S50°04'10"E, 645'+ to a point; thence N31°25'50"E, 208.71' to a point; thence S50°00'32"E, 345'+ - to a point; thence N39°59'26"E, 125' to the west line of Meredith's Branch Drive and the point and place of beginning. containing 10.2+- acres.


The Board of Supervisors accepted the following proffered conditions, dated November 9, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Exterior Foundation:** The exterior foundation of any dwelling constructed on the property shall be brick or stone. This will apply to future conversions or additions that are enclosed and intended for year round use.
2. **Chimneys.** No chimneys or gas vents shall be cantilevered. The foundations of chimneys shall be brick or stone. The exposed portions of all fireplace chimneys shall be of brick or a siding similar to the exterior treatment of the dwelling.
3. **Tree Clearing:** Where practical, the clearing of trees shall be limited to that necessary for dwellings, road improvements, driveways, utilities, signage and wetland mitigation areas.

4. **Road Connection:** Stub streets shall be provided on the northern and southern boundary. Access will also be provided to Springfield Road unless prohibited by VDOT or another governmental agency.
5. **Density:** These shall be no more than 2.4 units per acre.
6. **Buffer:** There will be a 25 ft. buffer on Springfield Road from the ultimate right-of-way. The buffer area will be used as a planting area or left in a natural state, and may contain utility easements. There will be no fences within 15 ft. of the right-of-way. The buffer will be in addition to the applicable setback requirement.
7. **Minimum House Size:** All houses shall have minimum of 1,800 square feet.
8. **Dedication of Right-of-Way:** the developer shall dedicate up to 10 ft. 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.

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
Ms. Ada Snead
Ms. Lucille V. Green