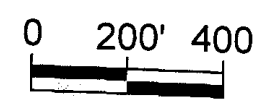


SINGLE-FAMILY RESIDENTIAL

**C-50C-01**



18-A-16  
THREE CHOPT DISTRICT

HENRICO COUNTY PLANNING OFFICE

A-1

(A)

(B)

(7)

.166 Ac.

54  
4 Ac.

15' R/W

41  
43.5 Ac.

19A  
5.283 Ac.

17  
6.81 Ac.

3  
20.535 Ac.

15B  
2.718 Ac.

21  
10.983 Ac.

A-1 TO R-3C  
14.7 Acres

16  
14.7 Ac.

5  
2 Ac.

6  
2.18 Ac.

8  
5.8 Ac.

12  
6.346 Ac.

11  
5 Ac.

22B  
24.756 Ac.

22D  
9.308 Ac.

O-2C  
5.947 Ac.

39  
22.916 Ac.

3E  
35.4

17D  
5.568 Ac.  
HAMPSHIRE

19N  
21.664 Ac.  
CAMDEN AT WYNDHAM APTS

See (18-A-9)

See (18-A-10)

See (10-A-19NA)

See (10-A-19NA)

HAMPSHIRE SOUTH

OLD NUCKOLS ROAD

NUCKOLS ROAD

B-2C

B-2C

R-2C

R-2AC

A-1

R-OC

B-2C

R-5AC

R-4AC

HAMES LANE

SHADY GROVE ROAD

NUCKOLS RD

Wyndham Forest Rd



RTHC  
CHAPLE  
LAWN TERR.  
Old Nuckols Rd

NUCKOLS

13  
5 Ac.

14  
5 Ac.

15  
5 Ac.

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5 Ac.

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COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

October 16, 2001

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-50C-01

Mr. John W. & Mr. Luitgard H. Webb  
2001 Adelphi Road  
Richmond, VA 23229

Dear Messer's. Webb:

The Board of Supervisors at its meeting on October 9, 2001, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 18.A-16 described as follows:

Beginning at a point along the eastern right-of-way line of Shady Grove Road 526.09 feet southwardly from the southern right-of-way line of Nuckols Road; thence departing the eastern right-of-way line of Shady Grove Road S 46°07'08" E, 276.61 feet to a point; thence S 73°05'59" E, 244.99 feet to a point; thence S 78°28'57" E, 132.00 feet to a point; thence S 14°26'25" E, 445.86 feet to a point; thence S 41°49'05" E, 151.72 feet to a point; thence S 27°36'59" W, 261.45 feet to a point; thence S 48°46'38" E a distance of 367.75 feet to a point; thence S 19°13'39" W, 45.47 feet to a point; thence N 63°44'29" W, 797.25 feet to a point; thence N 41°52'59" E, 182.85 feet to a point; thence N 68°17'27" W, 577.39 feet to a point on the eastern right-of-way line of Shady Grove Road; thence continuing along the eastern right-of-way line of Shady Grove Road North 11°57'11" E, 280.65 feet to a point; thence along a curve to the right having a radius of 930.40 feet and an arc length of 283.57 feet to a point; thence N 29°24'56" E a distance of 18.34 feet to a point; thence along a curve to the left having a radius of 980.40 feet and an arc length of 104.77 feet to the place and Point of Beginning containing 14.7± acres.

The Board of Supervisors accepted the following proffered conditions, dated September 12, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Underground Utilities - All utilities shall be installed underground.
2. Green Belt - A twenty-five foot wide greenbelt shall be placed along the ultimate right-of-way of Shady Grove Road. Lots may encroach into the greenbelt, however, building setbacks shall be in addition to the greenbelt. The greenbelt may include subdivision entrance roadways, utilities and


utility easements as necessary. Any such crossings shall be generally perpendicular to the greenbelt. Any proposed entry feature or aesthetic improvement including, but not limited to, signage, lighting, landscaping and entry walls shall be permitted in the greenbelt area. The greenbelt area shall include a transitional "buffer twenty-five" as defined in the Zoning Ordinance. Any BMP shall not be located in the greenbelt.

3. Protective Covenants - Prior to or concurrent with recording the subdivision plat, a document setting forth controls [Declaration of Covenants, Conditions and Restrictions (DCC&Rs)] of the development and maintenance of the property shall be recorded in the Clerk's office of the Circuit Court of Henrico County, VA. The DCC&Rs shall be recorded prior to the conveyance of any lot. However, right-of-ways, roads and easements for utilities may be conveyed prior to the recordation of a final plat.
4. Foundations - The visible exterior portions of foundations shall be constructed of brick or stone.
5. Chimneys and Closets - Cantilevered chimneys and closets shall be prohibited. The foundation of any chimney or closet shall be consistent with the foundation of the main dwelling.
6. Minimum Floor Area - Excluding garage square footage, the minimum finished square footage of a one-story dwelling shall be 1800 square feet. Excluding garage square footage, the minimum square footage of a two-story dwelling shall be 2200 square feet.
7. Sidewalk - A sidewalk shall be constructed along Shady Grove Road per Henrico County standards.
8. Fencing - Any fencing within 15' of the ultimate Shady Grove right-of-way shall be no more than 42" (three and one-half feet) in height.
9. Park Access - A pedestrian accessway at least twenty feet (20') in width shall be installed from the development to the adjacent park site on the southern property boundary. This accessway shall contain a footpath at least five feet (5') in width constructed of asphalt, gravel, or some other material as approved at the time of subdivision review.
10. Severance - The unenforceability, illegality, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of other proffers or the unaffected part of any such proffer.

Mr. John W. & Mr. Luitgard H. Webb 3  
October 16, 2001

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  
Balzer & Associates, Inc.