

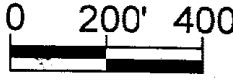
A-1 TO R-3C  
11.879 Acres

SINGLE - FAMILY RESIDENTIAL

**C-54C-01**

Pt. of 31-A-77 & 41-A-8 & 20A

FAIRFIELD DISTRICT  
HENRICO COUNTY PLANNING OFFICE





COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

October 16, 2001

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-54C-01

Mr. Gregory A. Windsor  
Bawin LLC  
4701 Cox Road  
Glen Allen, VA 23060

Dear Mr. Windsor:

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), Parcels 41-A-8 and 20A and part of Parcel 31-A-77 as described as follows:

Beginning at an iron rod at the eastern most corner of the property of Christopher W. Lacy (Tax map # 41-A-19) as recorded in Deed Book 2883, Page 2447 in the County of Henrico, Virginia, located on the western line of the Woodman Road right-of-way; Thence N 51°25'32" W 263.30 feet along said property of Christopher W. Lacy to an iron rod; Thence S 38°31'29" W 906.48 feet along the property of Christopher W. Lacy, Robert S. & Sandra D. Lacy, Jr., Joseph A. & Brenda L. Fairlamb, Jr., Carol C. Hanks, Lowell W. & Lee F. Miller to an iron rod; Thence N 52°51'59" W 296.57 feet along the property of Woodman Associates to an iron axle; Thence N 31°05'35" E 1113.24 feet along the property of Charles H. & Marion L. Lauterbach to an iron rod; Thence S 51° 26'31" E 260.70 feet along the property of Muriel P. & Lloyd W. Pemberton to an iron rod; Thence N 38°33'26" E 139.44 feet along the property of Muriel P. & Lloyd W. Pemberton to an iron rod; Thence S 51°27'25" E 442.99 feet along the property of Parker A. & Edith L. Wright to an iron rod; Thence S 38°31'20" W 329.59 feet along the western line of the Woodman Road right-of-way to an iron rod being the point and place of beginning. Said parcels containing 11.879 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated September 10, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Finished Floor Area. Dwellings shall have the following minimum square feet of finished floor area.
  - One story – 1100 sq. ft.
  - One and one half story – 1200 sq. ft.
  - Two story – 1400 sq. ft.
2. Subdivision Improvements. The roads in the subdivision shall be developed with curb and gutter and asphalt paving.
3. Overall Density Limitation. The maximum number of building lots which may be constructed in the subdivision shall not exceed 34. Any residual areas of land not meeting the minimum lot size in the zoning classification shall not be included in the maximum number of lots permitted hereby, if subsequently platted as a lot with land from any adjacent property.
4. Planting Strip Easement. A planting strip 25 feet in width shall be located within and run along any lot as such lot abuts Woodman Road. Within the planting strip, shrubs and/or trees of the evergreen variety shall be planted, subject to compliance with all environmental laws, rules or regulations, prior to the issuance of a certificate of occupancy for the 2<sup>nd</sup> dwelling constructed in the subdivision. Such plantings shall be approved by the Planning Commission at the time of the Conditional Subdivision Approval. Subdivision signage and entranceway landscaping features may be located within the planting strip. No fencing shall be located within the planting strip. No such lot shall have ingress or egress directly to or from Woodman Road.
5. Minimum Yard Setbacks on Lots which abut Woodman Road. Any lot which abuts Woodman Road shall be platted so that such lot fronts on Road A (Indale Road) as shown on the Lot Plan dated September 10, 2001, attached hereto as Exhibit A (see case file). The side yard setback for such a lot shall be at least 30 feet from Woodman Road.
6. Dormer Windows. Each one and one half story dwelling shall have at least 2 dormer windows constructed on its front elevation.
7. Foundation, Stoops and Steps. The visible portions of exterior dwelling foundations shall be constructed of brick, stone or EIFS. All stoops and steps shall be brick or stone except for decks and country porches, which may have wood steps with masonry or EIFS piers.
8. Chimneys. All chimneys shall be brick, stone or EIFS.
9. Covenants. Concurrent with the recordation of a subdivision plat approved by the County of Henrico, there shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia, a document approved by the County of Henrico, Virginia, setting forth the following requirements:
  - a. lighted lamppost shall be constructed in the front yard of each lot prior to occupancy of the dwelling constructed on such lot.
  - b. the creation of an architectural control committee to enforce guidelines for the design and construction of dwellings and landscaping of lots.

Mr. Gregory A. Windsor  
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10. Lot Plan. The lots and roads shall be platted and developed generally as shown on the Lot Plan, unless otherwise requested by Applicant and approved by the Planning Commission at the time of Conditional Subdivision Approval.
11. 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 any 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. Muriel P. Pemberton  
Mr. Ed Hofmann