

R-2C

R-2C

A-1 to R-2C
14.34 Acres

A-1

COURTNEY ROAD

R-2

R-2

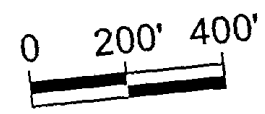
STAPLES MILL ROAD

R-2

R-2C

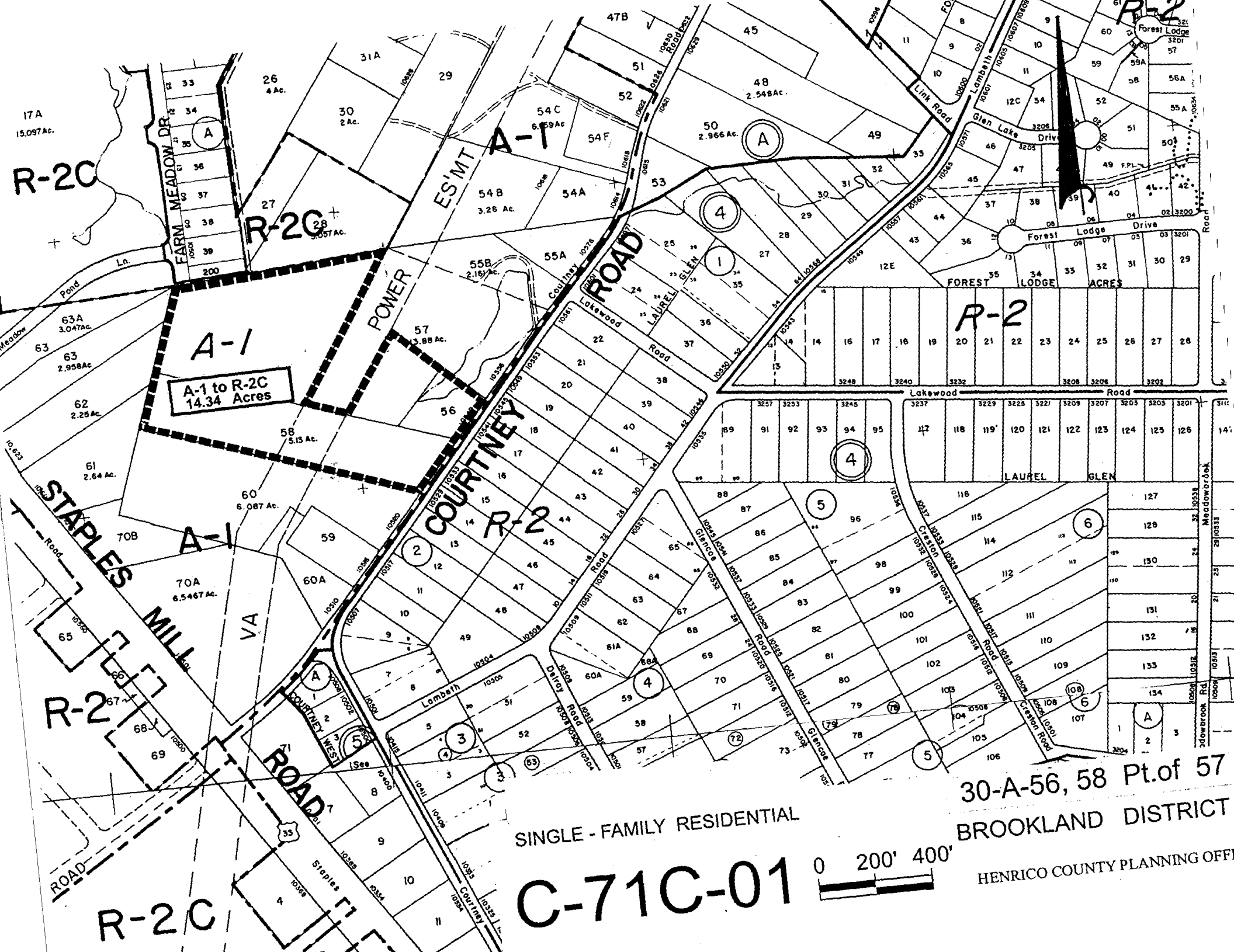
SINGLE - FAMILY RESIDENTIAL

C-71C-01



30-A-56, 58 Pt. of 57
BROOKLAND DISTRICT

HENRICO COUNTY PLANNING OFFICE





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

March 19, 2002

Re: Conditional Rezoning Case C-71C-01

Mr. Jeffrey W. Soden
1900 Manakin Road
Manakin-Sabot, VA 23103

Dear Mr. Soden:

The Board of Supervisors at its meeting on March 12, 2002, granted your request to conditionally rezone property from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcels 765-767-3218 (30-A-56) and 764-767-8114 (58) and part of Parcel 765-767-0848 (30-A-57) described as follows:

Beginning at a point on the north line of Courtney Road, said point being one-tenth of a mile west of the intersection of Lakewood Road and Courtney Road; thence along the north line of Courtney Road S 50° 36' 00" W, 418.66' to a point; thence N 63° 30' 00" W, 1,023.00' to a point; thence N 26° 00' 00" E, 523' to a point; thence S 87° 45' 00" E, 802.52' to a point; thence S 44° 00' 00" W, 675.11' to a point; thence S 63° 30' 00" E, 163.13' to a point; thence N 44° 00' 00" E, 367.65' to a point; thence S 39° 24' 00" E, 433.96' to the point of beginning, containing 14.340 acres.

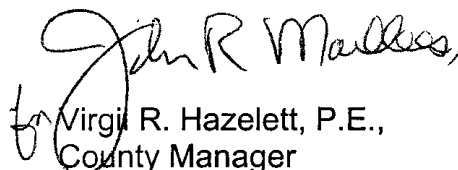
The Board of Supervisors accepted the following proffered conditions, dated March 12, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. All homes having one (1) or one and a half (1½) stories must have a minimum floor area of 2,000 square feet of which 100 percent must be finished. All homes having two (2) stories must have a minimum floor area of 2,800 square feet of which 100% must be finished.
2. Exposed portions of the foundations of any dwelling constructed on the property shall be of brick.
3. Curb and gutter will be used on all new streets within the subdivision.
4. Asphalt will be used on all streets within the subdivision.

5. All homes with wood burning fireplaces shall have brick chimneys. All gas vented fireplaces shall be brick bases similar to the foundation.
6. Additional Virginia Power Easement Setback: The lots in this development will include an additional 10 feet over the minimum of rear yard setback for lots along the Virginia Power easement.
7. Crawl Spaces. All dwellings must contain crawl spaces. The exceptions to this are that dwellings can be constructed over a basement, attached garages may be built on concrete slabs, and accessory first floor rooms need not be over a crawl space.
8. Access will be provided to the Meadow Farms subdivision by way of Farm Meadow Drive.
9. A twenty-five foot landscape buffer will be provided along Courtney Road. The building setbacks for lots on Courtney Road will not include the twenty-five foot landscaped buffer. The exception would be the existing home on Courtney Road and the lot associated with it.
10. A stub road will be provided to the adjacent parcel to the north and to the parcel to the southwest if practical and required by the Planning Commission during the conditional subdivision approval process.
11. There will be no public road connection or access to Courtney Road unless required by the Planning Commission during the conditional subdivision approval process.
12. This Property will become a part of the adjacent Meadow Farms Subdivision and include Restrictive Covenants that require the sharing of common areas and the cost for maintenance of such.

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

Jeffrey W. Soden
March 19, 2002

3

pc: Director, Real Estate Assessment
Conditional Zoning Index
Fred T. Mayers, III and Dayle S. Mayers
Fred T. Mayers and Christine W. Mayers
Fred T. Mayers, Jr. and Helen M. Mayers