



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.  
County Manager

October 15, 2002

Re: Conditional Rezoning Case C-45C-02

Mountain-Woodman, LLC  
Mr. F. Philip Parker, Jr.  
4461 Cox Road, Suite 109  
Glen Allen, VA 23060

Dear Mr. Parker:

The Board of Supervisors at its meeting on October 8, 2002, granted your request to conditionally rezone property from A-1 Agricultural District and RTHC Residential Townhouse District (Conditional) to RTHC Residential Townhouse District (Conditional), part of Parcels 775-763-5984, 776-765-5797, and 776-766-3112, described as follows:

Commencing at a point on the south line of Mountain Road, said point being the intersection of the east line of Old Woodman Road and the south line of Mountain Road. Thence along the south line of Mountain Road S56°29'15"E for a distance of 165.48' to the point of beginning; thence continuing along the south line of Mountain Road S56°29'15"E for a distance of 124.85' to a point; thence S58°15'42"E for a distance of 323.01' to a point; thence S56°29'15"E for a distance of 0.13' to a point; thence leaving the south line of Mountain Road S38°50'54"W for a distance of 288.05' to a point; thence S37°58'54"W for a distance of 280.89' to a point; thence S55°29'55"E for a distance of 40.00' to a point; thence S37°58'54"W for a distance of 456.80' to a point; thence N55°29'55"W for a distance of 310.82' to a point; thence N38°15'06"E for a distance of 339.90' to a point; thence N31°49'54"E for a distance of 144.96' to a point; thence N51°47'19"W for a distance of 200.00' to a point; thence N38°18'54"E for a distance of 510.19' to the point of beginning, containing 8.374 acres.

The Board of Supervisors accepted the following proffered conditions, dated August 20, 2002, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **ARCHITECTURAL TREATMENT**- All exposed foundations of each unit shall be of brick. There shall be no cantilevered chimneys or closets and the end units will have windows or other architectural features to break up visual mass.
2. **RESTRICTIVE COVENANTS/HOMEOWNERS ASSOCIATION**- Prior to or concurrent with the conveyance of the Property covered on the Plan of

Development approved by the County, restrictive covenants describing development controls and maintenance of the property shall be recorded in the Clerk's Office of the Circuit Court of Henrico County. In addition, there shall be a Homeowners Association of the owners of units on the property that shall be responsible for the enforcement of the restrictive covenants, including maintenance of the lots, common areas, roads and unit exteriors.

3. **MINIMUM UNIT SIZE**- The minimum unit sizes (finished floor area) shall be 1,200 square feet.
4. **CLEARING LIMITATION**- Where practicable, the clearing of trees shall be limited to areas necessary for dwellings, driveways, utilities, entrance features, road improvements, drainage requirements, or when necessary for common areas.
5. **OPEN SPACE**- The impervious cover shall not exceed forty percent (40%) for the entire site.
6. **RECREATION AREAS**- A minimum of one acre (1.0 ac.) shall be reserved for recreational use. The size(s) and location(s) shall be approved with the Plan of Development.
7. **SIDEWALKS**- A sidewalk shall be provided adjacent to parking areas and shall be constructed to current County standards and specifications for sidewalks. This sidewalk shall not be part of an individual lot.
8. **PARKING LOT LIGHTING**- Parking lot lighting shall be provided. Parking lot lighting shall be a maximum height of fifteen feet (15'), measured from finish grade to the bottom of the light fixture, and directed to minimize glare on public roads and adjacent properties. At least one light per building will be included.
9. **SOUND SUPPRESSION**- Walls between units shall have a minimum sound transmission coefficient rating ranging from 50 to 54.
10. **UNDERGROUND UTILITIES**- Except for junction boxes, meters, pedestals, transformers and existing overhead utility lines and for technical and environmental reasons, all utilities shall be underground.
11. **BUFFERS**- A minimum of ten feet shall be provided at the property boundaries for buffering. Additional buffer areas, as shown on the schematic site plan will be provided and approved as part of the Landscape Plan approval. Additionally, a six-foot (6') board privacy fence shall be installed along the property line adjacent to parcel 32-A-10.

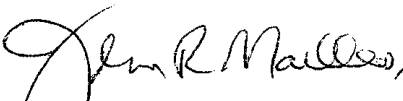
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12. **DENSITY**- The maximum number of units to be developed on the property shall not exceed 70 units.
13. **ACCESS**- There shall be no vehicular access to or from Woodman Road.
14. **BUILDING SETBACK**- The minimum building setback from tax parcel 32-A-7 shall be fifty-five (55') feet and from tax parcel 41-A-27 shall be eighty (80') feet.

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,

  
6 Virgil R. Hazelett, P.E.,  
County Manager

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Dept. of Parks & Recreation/Board of County Supervisors