

A-1 TO R-3C  
13.539 Ac.

R-3AC TO C-1  
1.3 Acres



**ZONING**

SINGLE-FAMILY RESIDENTIAL

**C-66C-02**

Varina District

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulations

November 2002

Ref. 806-727-6208



0 600 Feet



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

February 4, 2003

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-66C-02

Clay Holt/Debbie Stoddard  
Stony Run Development Co., LLC  
10301 Memory Lane  
Suite 102  
Chesterfield, VA 23832

Dear Mr. Holt and Ms. Stoddard:

The Board of Supervisors at its meeting on January 28, 2003, granted your request to conditionally rezone property from A-1 Agricultural District and R-3AC One Family Residence District (Conditional) to R-3C One Family Residence District (Conditional) and C-1 Conservation District, Parcel 806-727-6208, described as follows:

C-1 Parcel

From a point on the east line of Creighton Road 128.12' north of the north line of Stone Dale Drive extended; thence leaving Creighton Road S51°24'50"W 766' to the point of beginning; thence N25°4'E, 138.7' to a point; thence N45°E 121' to a point; thence N52°E 147' to a point; thence N4°E 148' to a point; thence N33°E 156' to a point; thence N13°W 166' to a point; thence N4°W 58' to a point; thence S62°19'38"E 114' plus or minus to the centerline of a creek; with and along centerline of said creek 1036' plus or minus to a point; thence leaving said creek N51°24'50"W 23' plus or minus to the point of beginning, containing 1.3 acres plus or minus.

R-3C Parcel

Beginning at a point on the east line of Creighton Road, said point being 128.12' north of the north line of Stone Dale Drive extended; thence along said Creighton Road N36°1'2"E a distance of 395.20' to a point; thence continuing along said Creighton Road along a curve to the left having a radius of 242' a distance of 159.84' to a point thence continuing along said Creighton Road N1°49'38"W 188.23' to a point; thence leaving said Creighton Road S62°19'38"E a distance of 723' to a point; thence S4°E 58' to a point; thence S13°E 166' to a point; thence S33°W 156' to a point; thence S4°W 148' to a point; thence S52°W 147' to a point; thence S45°W 121' to a point; thence S25°4'W 138.7' to a point; thence N51°24'50"W 766' to the point of beginning, containing 13.539 acres.


The Board of Supervisors accepted the following proffered conditions, dated November 14, 2002, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

- 1) The exposed exterior portion of all residence foundations shall be constructed of brick.
- 2) All residences shall be built with crawl space foundations unless a basement is constructed or the residence is a "split-level" or "tri-level" design, in which case the lower level shall not have a crawl space foundation.
- 3) All fireplace chimneys, including gas vents, shall be built on foundations, and such foundations shall be of similar material and appearance as the residence foundation. No cantilevered chimneys shall be allowed.
- 4) Prior to, or concurrent with the recordation of a subdivision plat approved by the County, and before the conveyance of any portion of the property covered by the said subdivision plat (other than for the dedication of easements, roads, or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of all property within the subdivision. These covenants shall include provisions establishing an architectural review process for all homes in the subdivision.
- 5) The following style homes shall have the corresponding minimum square footage requirements:
  - (a) Ranch – 1300 square feet, all of which shall be finished floor area.
  - (b) Two-story – 1600 square feet, all of which shall be finished floor area.
  - (c) Cape Cod – 1300 square feet, all of which shall be finished floor area.
  - (d) Split-level – 1500 square feet, all of which shall be finished floor area.
  - (e) Tri-level – 1532 square feet, all of which shall be finished floor area.
- 6) The number of split-level and tri-level homes permitted in the subdivision shall not exceed a combined total of 33%. The number of cape cod style homes shall not exceed a total of 25%.
- 7) No homes shall front on Creighton Road, with exception of the existing house, and a twenty-five (25) foot wide landscape buffer shall be provided along the rear, or side lot lines as applicable, of lots that abut on Creighton Road.

- 8) Dedication of up to eighteen (18) to twenty (20) feet along Creighton Road for road expansion in the near future.
- 9) Two (2) means of ingress/egress shall be connectors to the existing Maple Grove and Stony Valley Drive. This would provide two means of ingress/egress to Creighton Road.
- 10) The number of buildable lots in this subdivision shall not exceed thirty-five (35).

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,

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

pc: Director, Real Estate Assessment  
Conditional Zoning Index  
Gloria Freye, Esquire