

A-1 to R-3C
9.71 Acres



June 2003

ZONING
SINGLE-FAMILY
RESIDENTIAL
Ref. 747-764-3839



C-23C-03
Three Chopt District

0 400 Feet



THORNROFT DRIVE
67 R/W

SADLER ROAD
27 R/W

N/F
ELBERT C. RASHAKE
D.B. 2732, PG. 196-4
PARCEL No. 748-784-1185

N/F
VIRGINIA ELECTRIC
& POWER COMPANY
D.B. 1838, PG. 983
PARCEL No. 748-783-6189

N/F
THOMAS O. PITTS
& PATRICIA E. PITTS
D.B. 2886, PG. 308
PARCEL No. 747-783-4388

N/F
VIRGINIA ELECTRIC
& POWER COMPANY
D.B. 1838, PG. 983
PARCEL No. 748-783-6189

COMMON
AREA
MEDIAN TO
MULTI LANE
1.254 ACRES

GRAPHIC SCALE



(10 FEET)
1 Inch = 20 Ft.

C-23C-03





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 21, 2003

Virgil R. Hazelett, P.E.
County Manager

Mr. Robert M. Atack, Manager
Atack/Eagle Thorncroft Investments, LC
4191 Innslake Drive, Suite 118
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-23C-03

Dear Mr. Parker:

The Board of Supervisors at its meeting on October 14, 2003, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residential District (Conditional), on Parcels 747-764-3839, 747-764-7729, and 747-764-9550, described as follows:

Beginning at a point at the intersection of the east line of Sadler Road and the south line of Thorncroft Drive; thence along the south line of Thorncroft Drive N62°01'05"E for a distance of 104.50' to a point; thence continuing along the south line of Thorncroft Road N83°51'05"E, for a distance of 129.70' to a point; thence N81°35'08"E, for a distance of 180.67' to a point; thence N82°23'34"E, for a distance of 177.50' to a point; thence Road N82°36'15"E, for a distance of 154.75' to a point; thence leaving the south line of Thorncroft Drive, S28°32'03"E, for a distance of 323.84' to a point; thence S82°22'12"W for a distance of 155.58' to a point; thence S28°21'27"E, for a distance of 308.26' to a point; thence S59°21'15"W, for a distance of 393.49' to a point; thence S46°52'42"W, for a distance of 21.16' to a point; thence N41°27'00"W for a distance of 702.10' to a point; thence S32°54'41"W, for a distance of 123.62' to a point on the east line of Sadler Road; thence along the east line of Sadler Road through a curve to the left with a radius 263.75" and an arch length of 185.88', subtended by a chord of N08°45'57"E, a distance of 182.06' to a point; thence N17°52'55"W, for a distance of 59.18' to the place and point of beginning, containing 9.71± acres.

The Board of Supervisors accepted the following proffered conditions, dated October 10, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

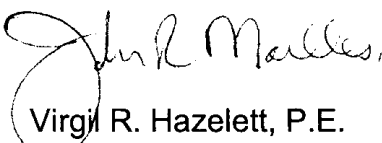
1. **Minimum Size** – The minimum size of the dwelling units will be no less than 2200 sq. ft. of floor area.
2. **Density** – The subdivision shall not exceed 2.3 dwelling units per acre.

3. **Architectural Treatment** – All exposed foundations of each building shall be of brick or stone. There shall be no cantilevered chimneys or closets.
4. **Building Materials** – Houses on the Property shall be constructed with brick, stone, EIFS, cementitious or vinyl siding or other material approved by the Director of Planning. A minimum of fifty percent (50%) of the houses shall be constructed with brick or stone front elevations, or other material as may be approved by the Director of Planning. Additional construction amenities shall include the following:
 - a) 30-year dimensional shingles
 - b) Exposed aggregate residential driveways and walks
 - c) Standing seam metal roof on all front elevation bay windows and ornamental roofs
 - d) Screening of all ground mounted HVAC units, visible from public rights of way, via landscaping, fencing, or a combination thereof
 - e) All front yards will be sodded and irrigated
5. **Chimney** – The exposed portions of all fireplace chimneys shall be of brick or stone.
6. **Driveways** – All driveways shall be constructed of hard surface materials.
7. **Lot Size** – The minimum lot size shall be 80' in width. Further, a minimum of 50% of the lots shall be eighty-five (85') feet in width, or greater.
8. **Street Trees** – A minimum of two (2) trees measuring a minimum of 2.5" in caliper shall be saved or planted in the front of each lot.
9. **Restrictive Covenants/Homeowners Association** – Prior to or concurrent with the recordation of the subdivision plat approved by the County and before the conveyance of any portion of the property covered by said subdivision plat, exclusive of easement, road or utility dedications, there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia restrictive covenants describing development controls and maintenance of the property. In addition, there shall be a Homeowners Association of the owners of lots in the subdivision that shall be responsible for the enforcement of the restrictive covenants, including maintenance of the lots, common areas, buildings and appurtenant structures.

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. **Entrance Feature** – An irrigated landscaped entrance feature shall be provided for this subdivision to be approved by the Director of Planning.
12. **Sadler Road Access** – No lot shall have direct vehicular access to or from Sadler Road.
13. **Garages** – All lots shall have attached garages with a minimum width of 18’.
14. **Thorncroft Frontage** – All lots fronting Thorncroft Drive shall incorporate side or rear entry garages.
15. **Porches** – All front porches shall be constructed of brick or stone to match the exposed foundation material and shall have walking surfaces of either brick paver, concrete, or exposed aggregate exclusive of residences incorporating a country front porch, which shall be built upon brick or stone piers to match the exposed foundation material of the house.
16. **Piers** – All piers visible from public rights of way shall be constructed of brick or stone to match the exposed foundation material of the house.
17. **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 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,


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

pc: Director, Real Estate Assessment
Conditional Zoning Index