

O/SC

R-5AC

I-295



I-295

I-295

A-1 to R-2AC
19.2 Acres

A-1

R-2AC

Mill Place East

R-2

Mill Place West

A-1

OLD MOUNTAIN RD

R-4

OLD SPRINGFIELD RD

R-2AC

A-1

A-1

R-3

Mountain Mill

MOUNTAIN RD

MOUNTAIN ROAD

A-1



ZONING

Single - Family Residential

C-2C-04

Brookland District

January 2004

Ref. 763-772-8743

0 400 Feet



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 17, 2004

Virgil R. Hazelett, P.E.
County Manager

Mr. Robert M. Atack
RMA/Hunton LC
4191 Innslake Drive, Suite 118
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-2C-04

Dear Mr. Atack:

The Board of Supervisors at its meeting on February 10, 2004, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 763-772-8743, described as follows:

Beginning at a point on the north line of Mountain Road, said point being 0.2 mile more or less from the west line of Mill Road; thence along Mountain Road and along a curve to the left having a radius of 1303.24' and an arc length of 239.24', being subtended by a chord of N84°09'03"W for a distance of 238.90' to a point; thence N89°24'36"W for a distance of 158.79' to a point; thence N77°26'15"W for a distance of 50.04' to a point; thence N14°40'00"E for a distance of 224.86' to a point; thence N76°40'25"W for a distance of 162.06' to a point; thence N14°50'32"E for a distance of 318.58' to a point; thence N13°04'16"E for a distance of 825.48' to a point on the south line of Interstate Route 295; thence along Interstate Route 295 and along a curve to the right having a radius of 11059.16' and an arc length of 994.26', being subtended by a chord of N89°05'47"E for a distance of 993.92' to a point; thence S39°31'39"W for a distance of 1046' to a point; thence S69°48'59"W for a distance of 217.80' to a point; thence S15°59'46"E for a distance of 559.18' to a point and being the point of beginning; containing 19.2 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated November 17, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):


1. **Foundations** – All exposed foundations of each unit shall be of brick or stone. There shall be no cantilevered chimneys.
2. **Density** – The maximum number of lots to be developed on the property shall not exceed thirty-nine (39).

3. **Fireplaces** – Any fireplaces or heating elements that require over a three inch (3") diameter flue and are constructed on the exterior wall of the home shall be constructed of brick, stone, or dryvit; gas or ornamental fireplaces may be wall-vented with no chimneys as allowed by applicable building codes. All exterior chimneys shall have full foundations with the exterior of said foundation, visible above ground level, constructed of brick or stone.
4. **Driveways** – All driveways shall be finished with either asphalt, concrete, or exposed aggregate.
5. **House Size** – The minimum finished square footage of each dwelling shall be 2,000 square feet.
6. **Garages** – A minimum of seventy-five percent (75%) of the homes shall have two-car garages, of which sixty percent (60%) shall be either side or rear entry.
7. **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.
8. **Lot Width** – The minimum lot width, as defined by Henrico County, shall be eighty-five feet (85').
9. **Restrictive Covenants/Homeowners Association** – Prior to or concurrent with the recording of the subdivision, 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 lots in the subdivision that shall be responsible for the enforcement of the restrictive covenants, including, but not limited to, maintenance of the lots and common areas.
10. **Stoops/Porches** – Steps and stoops to the main entrance of homes shall be of brick.
11. **Street Trees** – Each lot shall have installed two (2) 2 ½" caliper trees within 25-feet of the right of way unless an equivalent tree save area exists within said 25-feet.
12. **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.

Mr. Robert M. Atack
February 17, 2004
Page 3

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

pc: Mr. William W. Johnson
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal – Director of Research and Planning