

County of Hanover

R-3C to C-1C  
1.8 Ac.

**C-26C-09**

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**Zoning**

Conservation District

Three Chopt District

400

Feet

PS August 2009 Ref: 750-774-6038



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

November 17, 2009

KCA/Holloway, L.C.  
Attn: Rick Melchor, Manager  
Atack Properties, Inc.  
4191 Innslake Drive, Ste. 118  
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-26C-09

Dear Mr. Melchor:

The Board of Supervisors at its meeting on November 10, 2009, granted your request to rezone from R-3C One-Family Residence District (Conditional) to C-1C Conservation District (Conditional), part of Parcel 750-774-6038, containing approximately 1.8 acres, located along the Chickahominy River beginning at a point approximately 200 feet to the northeast of Riverplace Court and extending approximately 475 feet southeast through the proposed Martin's Ridge subdivision, described as follows:

Beginning at a point, located at the southern most corner of Lot 13, Block A of River's Edge at Wyndham Forest, Section A as recorded in Plat Book 113, Page 148 in the Clerk's Office of the Circuit Court of the County of Henrico, Virginia; thence N 47°35'00" E, 95± feet to a point; thence meandering to the southeast 500± feet along the center of the Chickahominy River to a point; thence S 32°09'44" W, 139± feet to a point; thence S 33°23'02" W, 52± feet to a point; thence meandering to the northwest 580± feet along an elevation of 199 feet to the true point and place of beginning, containing 1.8± acres more or less.

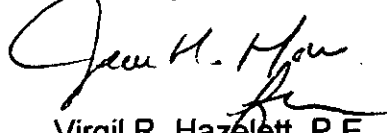
The Board of Supervisors accepted the following proffered conditions, dated September 9, 2009, which further regulate the above use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conservation Areas - Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(s) of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works, and/or such portion(s) of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, may only be used for the following purposes:**

- a. Storm water management and/or retention areas;
- b. Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats;
- c. Access drives, utility easements, signage, walkways and recreational facilities installed in a manner to minimize their impacts; and
- d. Such additional uses to the uses identified in (a), (b) and (c) above as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 24 of the County Code (the "Zoning Ordinance").

The Planning Department 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,



Virgil R. Hazelett, P.E.  
County Manager

pc: Robert M. Atack  
Dr. Martha G. Blumenthal, Dir., Research & Planning, Henrico County Schools  
Director, Real Estate Assessment  
Conditional Zoning Index