

**R-5C to C-1C
1.657 Ac.**

REZ-2024-100107

Zoning
 Conservation
 Fairfield District

400 Feet

PS January 2024 Ref: 775-767-7623



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

April 16, 2024

RJM Land, LLC
412 W. Franklin St.
Richmond, VA 23220

Re: Rezoning Case REZ-2024-100107

Dear Mr. Basch:

The Board of Supervisors at its meeting on April 9, 2024, approved your request to request to conditionally rezone from R-5AC General Residence District (Conditional) to C-1C Conservation District (Conditional) part of Parcels 775-767-7623 and 775-767-9166 containing 1.657 acres located on the north line of Mountain Road approximately 405' northwest of its intersection with Woodman Road, described as follows:

Beginning at a point on the west line of Interstate 295, limited access highway, Ramp D, having a N.A.D.83 coordinate value of N=3767411.83, E=11776245.03; thence leaving the west line of Interstate 295, limited access highway, Ramp D, S 33°25'14" W, a distance of 602.76' to a point; thence along a curve to the left having a delta angle of 03°58'31", a radius of 1005.93', an arc length of 69.79', a chord bearing of N 77°16'34" W, with a chord length of 69.78' to a point; thence along a compound curve to the left having a delta angle of 02°38'49", a radius of 2257.47', an arc length of 104.29', a chord bearing of N 83°03'36" W, with a chord length of 104.28' to a point; thence along a compound curve to the left having a delta angle of 03°10'45", a radius of 1004.43', an arc length of 55.73', a chord bearing of N 86°47'57" W, with a Chord length of 55.72' to a point; thence N 88°23'20" W, a distance of 103.09' to a point; thence N 41°36'35" W, a distance of 41.16' to a point; thence N 76°30'00" E, a distance of 18.27' to a point; thence S 86°48'00" E, a distance of 210.78' to a point; thence N 60°20'00" E, a distance of 16.00' to a point; thence N 74°40'00" E, a distance of 10.00' to a point; thence N 49°50'00" E, a distance of 20.00' to a point; thence N 41°05'00" E, a distance of 49.12' to a point; thence N 87°15'00" E, a distance of 13.07' to a point; thence S 69°47'00" E, a distance of 17.00' to a point; thence N 67°30'00" E, a distance of 18.00' to a point; thence N 30°30'00" E, a distance of 9.00' to a point; thence N 50°00'00" E, a distance of 25.00' to a point; thence N 28°15'00" E, a distance of 24.11' to a point; thence N 28°00'00" W, a distance of 59.76' to a point; thence N 25°50'00" E, a distance of 17.97' to a point; thence N 37°30'00" E, a distance of 42.72' to a point; thence N 00°55'00" W, a distance of 10.00' to a point; thence N 25°38'00" E, a distance of 10.00' to a point; thence S 69°20'00" E, a distance of 7.68' to a point; thence N 76°05'00" E, a distance of 28.32' to a point; thence N 33°27'00" E, a distance of 43.66' to a point; thence N 51°52'00" E, a distance of 20.36' to a point; thence N 40°47'00" E, a distance of 78.00' to a point; thence N 70°30'00" E, a distance of 20.00' to a point; thence N 23°15'00" E, a distance of 15.88' to a point; thence N 15°30'00" E, a distance of 21.00' to a point; thence N 00°23'00" W, a distance of 28.57' to a point; thence N 17°13'00" E, a distance of 23.76' to a point; thence N 30°05'00" E, a distance of 23.00' to a point; thence N 60°05'00" E, a distance of 20.51' to a point; thence N 39°37'00" E, a distance of 67.70' to a point on the west line of

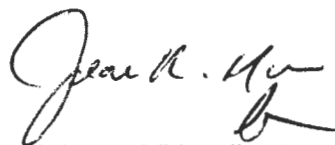
Interstate 295, limited access highway, Ramp D; thence continuing along the west line of Interstate 295, limited access highway, Ramp D, S 42°10'44" E, a distance of 95.01' to the point and place of beginning containing 1.657 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated February 21, 2024, which further regulate the above-described 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, the Property may only be used for the following purposes:
 - a) Storm water management 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, sidewalks, dog park, and recreational facilities installed in a manner to minimize their impacts;
 - d) Drainage pipe, structures and grading with erosion control as approved by the Henrico Department of Public Works; and
 - e) Such additional uses to the uses identified in (a), (b), (c), and (d) above as may be deemed compatible and of the same general character by the Director of Planning pursuant to Chapters 19 and 24 of the County Code and by the Henrico Department of Public Works.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoukas
County Manager

pc: Director, Real Estate Assessment
Anne W. Tignor P.E.