



COUNTY OF HENRICO PLANNING OFFICE
SCALE

C-35C-83



92-AI-40
BROOKLAND DISTRICT
JAS

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

December 19, 1983

Re: Conditional Rezoning Case C-35C-83

Hungary Road Investment
c/o Mr. William Spilman Short, Jr.
Koger Executive Center
Suite A-8
Santa Rosa Road
Richmond, Virginia 23288

"HUNGARY RIDGE"

Gentlemen:

The Board of Supervisors, at its meeting on December 14, accepted your proffered conditions and conditionally rezoned your property from R-2A One Family Residence to R-5 General Residence and C-1 Conservation Districts.

The property conditionally rezoned is described as follows:

Parcel 92-A1-40:

Beginning at a point on the S. line of Hungary Road 420.63' west of the W. line of Hagan Road; thence S. 19° 54' 37" W., 188.28' to a point; thence S. 59° 04' 23" E., 302.34' to a point; thence S. 4° 02' 40" E., 1197.95' to a point; thence S. 85° 43' 26" W., 615.04' to a point; thence S. 84° 09' 59" W., 448.52' to a point; thence N. 11° 09' 23" W., 1467.53' to a point; thence N. 78° 50' 37" E., 231.78' to a point; thence N. 11° 09' 23" W., 518.50' to a point on the S. line of Hungary Road; thence along said S. line and a curve to the right with a radius of 685.0', 242.03' to a point; thence continuing along said south line S. 59° 00' 25" E., 457.13' to a point; thence continuing along said S. line and a curve to the left with a radius of 390.0', 218.84' to a point; thence N. 88° 50' 35" E., 111.16' to the point of beginning, containing 43.11 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. That portion of the property located within the 100 year flood plain as determined by definitive engineering studies at the time of Plan of Development approval shall be zoned C-1, Conservation.
2. No building intended for multi-family use shall be located within 150 feet of any property line nor within 200 feet of Hungary Road. All vegetation in these buffer strips shall be retained and no land disturbance shall be permitted other than for entrance amenities or as may be required by Henrico County for utilities, drainage improvements, and access roads.
3. Relative to the physical development and physical operation of the Property, the owner will cooperate with the County of Henrico regarding adjoining roads or such roads or access routes to the Property as may be necessary for safe ingress and egress to the Property.

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4. Owner shall not request nor shall Owner accept more than one hundred (100) Certificates of Occupancy per year, on a cumulative basis, for dwelling units on the Property commencing with the date the Property is rezoned by the Board of Supervisors of Henrico County. In no event shall Owner request or accept more than one hundred fifty (150) Certificates of Occupancy for dwelling units in any such year.
5. Not more than 6 dwellings per net acre shall be permitted on the Property prior to the construction of Willow Road from Staples Mill Road to the Property.
6. After the construction of Willow Road from Staples Mill Road to the Property but prior to widening of Hungary Road from site of the property to Staples Mill Road, not more than 9.25 dwellings per net acre shall be permitted on the Property.
7. After both (1) the construction of Willow Road from Staples Mill to the Property and (2) the widening of Hungary Road from the Property to Staples Mill Road, not more than 12.5 dwellings per net acre shall be permitted on the Property.
8. No exterior wall (excluding roofs and foundation) of any principal building on the Property shall be constructed of exposed cinder block, asbestos shingles or imitation brick or imitation stone siding material.

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 amended proffers in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Nicholas A. Spinella