

MULT-FAM.

COUNTY OF HENRICO PLANNING OFFICE
PT. 86-BI-8

C-43C-84

SCALE 0 200' 400' THREE CHOPT DISTRICT



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 28, 1984

WILLIAM F. LaVECCHIA, P.E.
County Manager

Re: Conditional Rezoning Case C-43C-84

Snyder-Hunt Corporation
1701 Tall Oaks Drive
Blacksburg, Virginia 24060

Gentlemen:

The Board of Supervisors, at its meeting on September 26, accepted your amended proffered conditions and conditionally rezoned your property from A-1 Agricultural to R-5 General Residence and C-1 Conservation Districts.

The property conditionally rezoned is described as follows:

Part of Parcel 86-B1-8:

Beginning at the point of the southern terminus of the E. line of Winokur Road; thence 350' +- along the E. line of Winokur Road to the point and place of beginning; thence N. 44° 56' E., 50' to a point on the E. line of Winokur Road; thence S. 41° 47' E., 54' to a point in the center line of a creek; thence in a northeasterly direction along the center line of the aforesaid creek, 730' +- to a point; thence S. 41° 47' E., 73' to a point; thence S. 35° 27' E., 244' to a point; thence S. 13° 45' W., 745' to a point on the northern boundary of the 100 year flood plain within the Property; thence along the northern boundary of the 100 year flood plain, 825' +- to the point of beginning. Beginning at the southern terminus of the eastern line of Winokur Road; thence N. 44° 56' E., 85' to a point on the southern boundary of the 100 year flood plain within the Property; thence in an easterly direction along the southern boundary of the 100 year flood plain 290' +- to a point; thence N. 56° 27' W., 271' to the point of beginning. Beginning at the southern terminus of the eastern line of Winokur Road; thence S. 56° 27' E., 271' to a point; thence S. 57° 13' E., 50' to a point on the 100 year flood plain extending through the Property; being the point and place of beginning; thence along the southern boundary at the 100 year flood plain within the property 220' +- to a point; thence N. 57° 13' W., 174' to the point of beginning, containing 11.0 acres.

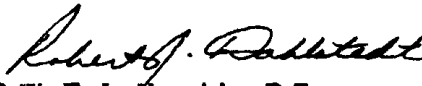
The Board of Supervisors accepted the following amended proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. A buffer area of a minimum of (50) feet in width shall be retained in its natural state along the boundary of the Property abutting Andover Hills Subdivision, except to the extent necessary for utility easements or other purposes as may be required by the Planning Commission at the time of Plan of Development or Landscape review, or by any other governmental body, agency, commission, board, department or official thereof. Underbrush and fallen, diseased or dead plant growth may be removed and additional planting may be added.

2. Exterior lighting on the Property shall be positioned in such a manner as to minimize the impact of such lighting on adjacent properties and be of such a type as required by the Planning Commission at the time of Plan of Development approval.
3. The portion of the Property zoned C-1C shall be maintained as open space, except to the extent necessary for utility easements and roads or driveways.
4. There shall be no vehicular or pedestrian access to or from Andover Hills Subdivision, to or from the Property, unless required by any governmental body having jurisdiction with respect thereto.
5. The density of development of that portion of the Property rezoned to an R-5C category shall not exceed eighty-four 84 dwelling units.
6. No swimming pool, tennis court, basketball court, playground or facilities for team or organized sports or clubhouse shall be constructed or operated on the Property.
7. A chain link fence six (6) feet in height, overplanted with ivy or other vegetation shall be installed along and within the boundary of the Property abutting Block "F" of Andover Hills Subdivision, in such a manner as not to interfere with the normal flow of water in the creek which forms such boundary and in such a manner as not to adversely affect any portion of the Flood Plain.
8. An access road acceptable to the County of Henrico shall be granted to the owner of Parcel 86-B1-19 and/or the County of Henrico, and a 16 foot permanent water line easement shall be granted to the County of Henrico, Virginia for the benefit of Parcel 86-B1-19. The aforesaid water line easement shall not extend from an existing water line in Meadowview Road, unless required to do so by the County of Henrico.
9. Any apartment building adjoining Block F of Andover Hills and constructed within one hundred fifty (150) feet thereof, shall not exceed two (2) stories in height.

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,


for W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. Jay M. Weinberg
Mr. Mason M. Alvis
Ms. Blanche Alvis
Ms. Kathleen Martin
✓ Conditional Zoning Index