

R-2 / M-1 to R-2AC
25.95 ac.

C-510-87

C-600-87



COUNTY OF HENRICO PLANNING OFFICE

91-B2-6

BROOKLAND DISTRICT

JAS

COUNTY OF HENRICO

September 15, 1987

W.F. LaVECCHIA, P.E., AICP
County Manager

Re: Conditional Rezoning Case C-60C-87

Mr. Neil P. Farmer
P. O. Box 31355
Richmond, Virginia 23294

Dear Mr. Farmer:

The Board of Supervisors at its meeting on September 9, granted your request to conditionally rezone from M-1 Light Industrial and R-2 One Family Residence to R-2AC One Family Residence District (Conditional), described as follows:

Parcel 91-B2-6:

Commencing at a concrete monument situated at the point where the southwesterly corner of the within described property and the southeasterly corner of Tall Timbers Subdivision, Section E, intersect with the northerly line of property of RF&P Railroad as shown on the below mentioned plat; thence along the said Tall Timbers Subdivision line N. 20° 14' 10" W., 1358.52' to an axle; thence N. 70° 31' 10" E., along the line of Ellis 302.35' to an axle; thence S. 14° 31' 15" E., 341.83' along the westerly line of property now or formerly owned by Willis to a stone; thence N. 85° 05' 50" E. continuing along the Willis line 471.58' to a pipe; thence continuing along Willis line S. 3° 18' 25" E., 126.56' to an axle; thence continuing along Willis N. 86° 28' 40" E., 437.40' to a rod on the westerly right of way line of the RF&P Railroad; thence along said Railroad right of way S. 5° 44' 20" W., 1466.856' to a concrete monument; thence N. 84° 22' 20" W., 42.5' along other property of the said Railroad; then along the said other Railroad property N. 15° 28' 10" W., 480.70' to a rod; S. 62° 16' 25" W., 16.53' to a pine stump; N. 88° 03' 10" W., 360.60' to a concrete monument; and thence N. 89° 01' 30" W., 122.39' to the point of beginning, containing 25.95 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. This property shall not be developed with more than 43 lots. No lot shall be less than 14,000 square feet in lot area.
2. Each home on the property shall have a minimum of 1,800 square feet finished floor area.
3. Along the eastern property line of the property abutting the RF&P Railroad there shall be a 50-foot buffer zone that may be either (a) natural undisturbed area, (b) an earth berm with an opaque 6-foot tall fence, or (c) a combination of (a) and (b). Underbrush and fallen, diseased or dead plant growth may be removed from such buffer area.
4. The visible exterior portions of the foundations of any homes on the property shall


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be constructed of brick or stone; all homes on the property shall be built on foundation.

5. Once a determination has been made as to the portion of the property located within the 100-year flood plain, such portion of the property shall be designated as a flood plain easement. The boundaries of the flood plain easement shall be considered the zoning line for calculations of rear setback requirements.
6. Prior to the approval of a Tentative Subdivision Plan for this property, a comprehensive drainage study shall be made of the drainage basin of which such property is a primary part.
7. All roads shall be surfaced with a bituminous asphalt surface.

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 W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. C. B. Robertson, III, et. als.