



COUNTY OF HENRICO PLANNING OFFICE

Pt. 70-BI-5

TUCKAHOE DISTRICT

SINGLE FAMILY RESID.

C-65C-88



JAS

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

October 18, 1988

Re: Conditional Rezoning Case C-65C-88

Mr. E. Carlton Wilton
10625 Patterson Avenue
Richmond, Virginia 23233

Dear Mr. Wilton:

The Board of Supervisors at its meeting on October 12, granted your request to conditionally rezone from B-1 Neighborhood Business to R-4C One Family Residence District (Conditional), property described as follows:

Part of Parcel 70-B1-5:

Beginning at a point on the W. line of Gayton Road and the center of Church Road extended; thence along a curve to the right having a radius of 4600' +- 450' +- to a point; thence N. 57° 00' W., 400' +- to a point; thence northerly 500' +- along the center line of a creek to a point; thence N. 49° 31' 33" E., 1403.38' to a point; thence S. 40° 47' E., 268.61' to a point along the south line of North Gayton Road; thence along a curve to the left having a radius of 793.82', a length of 1065.44' to a point on the W. line of Lauderdale Drive; thence S. 36° 06' W., 559.5' to a point; thence along a curve to the left having a radius of 1969.95', 170' +- to the point of beginning, containing 36.0 +- acres.

The Board of Supervisors accepted the four attached proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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,

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

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Henry L. Wilton

October 10, 1988

NEW PROFFERS

CREEKWOOD

REQUESTING R-4C
CURRENTLY ZONED B-1
36.0+ GROSS ACRES
CASE #C-65C-88

PROFFERS

- A. That portion of property located in the 100 year flood plain as determined by the County of Henrico drainage engineer shall be used as if zoned C-1 and treated as if zoned C-1 for purposes of any final POD or preliminary subdivision approval.
- B. A landscaped buffer 25' in width along Gayton Road shall be left in its natural state except for the removal of dead and damaged material with additional planting as required or approved by the Planning Commission pursuant to POD or subdivision approval. The only penetration of this buffer area shall be for the purpose of ingress, egress, and signage.
- C. Any single family dwelling constructed on the subject property shall have a minimum of 1700 Sq. ft. of finished floor area.
- D. Density to be no greater than 3 units per acre.

Henry Williams
RECEIVED

OCT 11 1988 4:15

PLANNING OFFICE
COUNTY OF HENRICO

C-65C-88
ACCEPTED BY BOARD OF SUPERVISORS ON OCT. 12, 1988