

SINGLE FAMILY RESID.

C-22C-93



79-A2-2,12 PT.7,11,20,31

TUCKAHOE DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 15, 1993

Re: Conditional Rezoning Case C-22C-93

Mr. Gregory D. Foreman, Esquire
7110 Forest Avenue, Suite 202
Richmond, Virginia 23226

Dear Mr. Foreman:

The Board of Supervisors at its meeting on June 9, 1993 granted your request to conditionally rezone property from A-1 Agricultural to R-3AC One Family Residence District (Conditional), Parcels 79-A2-2 and 12, and Part of Parcels 79-A2-7, 11, 20 and 31, described as follows:

Beginning at a point in the line of Quail Run, Section A, said point being established from the intersection of the southern line of Woodstream Drive extended and the western line of Pemberton Road as widened; thence along the western line of Pemberton Road as widened, 40.31' to a point in the line of Quail Run, Section A; thence along the line of Quail Run, Section A, 346.92' to the established point of beginning; thence from point of beginning having been established S. 4° 15' 45" W., 320.08' to a point; thence N. 83° 26' 55" W., 70.23' to a point; thence S. 0° 24' 43" W., 132.95' to a point; thence N. 83° 29' 58" W., 221.76' to a point; thence S. 0° 25' 10" W., 197.49' to a point; thence S. 83° 30' 06" E., 221.79' to a point; thence S. 0° 24' 43" W., 79.23' to a point; thence S. 85° 49' 12" E., 441.84' to a point in the western line of Pemberton Road; thence along the western line of Pemberton Road S. 0° 06' 08" E., 267.29' to a point; thence N. 83° 18' 50" W., 1812.49' to a point on the eastern line of Gaskins Road; thence along the eastern line of Gaskins Road N. 15° 45' 10" E., 934.23' to a point; thence S. 85° 43' 30" E., 1205.25' to the point and place of the established beginning.

Less and Except: From the above described parcel less and except a 1.005 acre parcel being located within the above described parcel. Beginning at the southeastern corner of the 1.005 acre parcel said southeastern corner being located by courses and distances from the above described parcel established point of beginning: S. 4° 15' 45" W., 320.08' to a point; thence N. 83° 26' 55" W., 622.69'; thence from the southeastern corner of the 1.005 acre parcel N. 6° 33' 05" E., 209.22' to a point; thence N. 83° 26' 55" W., 209.22' to a point; thence S. 6° 33' 05" W., 209.22' to a point; thence S. 6° 33' 05" W., 209.22' to a point; thence S. 83° 26' 55" E., 209.22' to the southeastern corner of the 1.005 acre parcel.

Net area of the above described parcel being 28.108 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):

1. **MINIMUM FLOOR AREA**

All homes constructed on the subject property shall have a minimum floor area of 2,000 square feet. At least seventy five per cent (75%) of all homes constructed on the subject property shall have a minimum finished floor area of 2,000 square feet, but in no event shall any home be constructed having a finished floor area of less than 1,664 square feet. Any home constructed on a lot which abuts lots in Oldhouse Run subdivision with frontage on Oldhouse Drive or Hitchin Drive shall have a minimum finished floor area of 2,000 square feet. Neither minimum floor area nor minimum finished floor area shall include garages, decks or porches.

2. **FOUNDATION**

The exterior portion of all foundation walls shall be brick. The exterior portion of any chimneys shall be constructed of brick similar to the foundation.

3. **ACCESS LIMITATIONS**

There shall be no direct vehicular access to or from any residential lot developed on the property to or from Gaskins Road, or Pemberton Road. There shall be no vehicular access to the subject property from Gaskins Road unless required by any governmental agency. Access to the subject property shall be from Pemberton Road and by way of the extension of Boardman Lane from the Oldhouse Run subdivision. The intent being that there must be a public access through the subject property from Oldhouse Run subdivision by way of Boardman Lane to Pemberton Road.

4. **LANDSCAPED BUFFER**

A landscaped buffer a minimum of twenty-five (25') in width will be provided adjacent to the right-of-way line of Gaskins Road. At least ten feet (10') of such buffer shall be left in its natural state or contain landscaping, berming, or a fence, and will be coordinated with a uniform design and appearance, except to the extent necessary for utility easements, drainage easements, and other purposes required and specifically permitted, or if required by the Planning Commission at the time of subdivision approval. In such ten (10'), any easements shall be generally perpendicular to the adjacent Gaskins Road. The balance of the buffer would permit easements to run through the buffer in a parallel fashion. The landscape plan, showing proposed improvements within the landscaped buffer shall be submitted with the construction plans for administrative review and approval prior to the recordation of the subdivision section adjacent to said buffer. The landscaped buffer shall be in addition to the minimum setback requirements as specified by the R-3A zoning classification of the Henrico County Zoning Ordinance.

5. **LOT CLEARING**

To the extent reasonably practicable, the clearing of mature trees on residential lots by the developer shall be limited to trees in areas required to accommodate the structure and its normal customary accessories, open areas and areas required to permit utility services and driveways.

6. **DEVELOPMENT STANDARD**

The Property shall be developed by using the standards as set forth in the R-3 district of the County Zoning Ordinance with the exception of the following: (1) The minimum side yards shall be the same as allowed in the R-3A district; ten feet (10') with the sum of the two side yards of twenty-five feet (25') and the minimum front yard depth shall be the same as allowed in R-3A; thirty-five (35'). (2) The minimum lot area shall be ten thousand five hundred (10,500) sq. ft. The property shall not be developed as a cluster lot development subdivision under the provisions of the County's cluster lot development ordinance.

7. **HOUSE STYLE AND QUALITY**

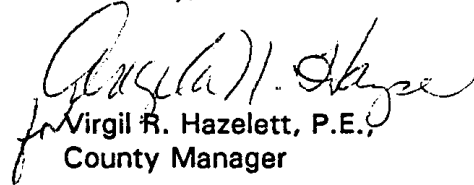
The style and quality of the homes will be substantially similar to that shown on the renderings marked Exhibit "A" (See case file).

8. **TEMPORARY ACCESS LIMITATIONS TO OLDHOUSE RUN**

All construction and development traffic going to and from the subject property shall use access to and from Pemberton Road. There shall be a temporary barricade placed at the end of Boardman Lane adjacent to the subject property to prevent construction and development traffic access through Oldhouse Run subdivision. The said barricade shall be placed at the specified location when the access from the subject property to Oldhouse Run subdivision is constructed. The said barricade shall remain at the specified location until the fiftieth building permit is issued or until such time as removal is required by any governmental agency. The intent being to eliminate construction and development traffic from the subject property through the Oldhouse Run subdivision.

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,


Virgil R. Hazelett, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
✓ Mr. E. Delmonte Lewis
Mr. Simon David Brooks, III
Ms. Mary M. Pemberton
Mr. Frank Lomax, Sr.
Ms. Susan M. Brooks
Ms. Theresa L. Brooks

Ms. Mary Lee Reid
Mr. Walter J. Jackson, Jr.
Mr. James B. Johnson
Ms. Elizabeth N. Johnson
Ms. Wilheimina J. Cunningham
Ms. Catherine B. Jones
Ms. Emma J. Truman
Mr. Samuel M. Byrd
Mr. Ocie J. Walker

TOMAC CORP.
EXHIBIT - "A"

file
d-22c-93

