



90-B1-38,14,15

BROOKLAND DISTRICT

SINGLE FAMILY RESID.

**C-27C-93**



HENRICO COUNTY PLANNING OFFICE

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*Meadow Farms*

February 15, 1994

Re: Conditional Rezoning Case C-27C-93

Mr. Jeff W. Soden  
J. W. Soden, Inc., Builder  
Koger Executive Center, Surry Building  
1601 Rolling Hill Drive  
Richmond, Va. 23229

Dear Mr. Soden:

The Board of Supervisors at its meeting on February 9, granted your request to conditionally rezone property from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcels 90-B1-38, 91-A1-14 and 15, described as follows:

Beginning at a point on the E. line of Tiller Road 850 +- ' from the S. line of Mountain Road, S. 36° 30' W., 2078 +- ' along the E. line of Tiller Road to a point; thence S. 4° 45' W., 805.2 +- ' to a point; thence S. 86° E., 1400 +- ' to a point; thence N. 44° 45' E., 191.5' +- ' to a point; thence N. 45° 15' W., 510.8 +- ' to a point; thence S. 45° 15' W., 353 +- ' to a point; thence N. 4° 15' E., 467 +- ' to a point; thence N. 39° 15' E., 1014.5 +- ' to a point; thence N. 44° 15' E., 165 +- ' to a point; thence N. 53° 30' W., 505.4 +- ' to a point; thence N. 36° 30' E., 548.8 +- ' to a point; thence N. 53° 30' W., 402.8 +- ' to the point of beginning, containing 51 +- 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. All homes shall have a minimum floor area of 2000 square feet of which 80 percent must be finished.
2. All lots shall be served by public water and sewer service.
3. Exposed portions of the foundations of any dwelling constructed on the property shall be of brick.
4. Those lots backing up to the Virginia Power easement shall have a rear yard setback 10 feet greater than the minimum rear yard setback.
5. All dwellings shall be constructed with a crawl space beneath the first floor except as specifically excluded as follows:
  - a. A dwelling may be constructed over a basement.
  - b. Attached garage may have a concrete slab on grade floor system.
  - c. Dwelling may contain accessory first floor room such as utility room.

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6. Developer will dedicate to County of Henrico appropriate amount of property under his ownership for right of way as requirement for widening of Tiller Road as determined at time of final subdivision approval. Right of way will be dedicated with recording of subdivision plat.
7. Curb and gutter will be used on all new streets within the subdivision.
8. Asphalt will be used on all streets within the subdivision.
9. All homes with wood burning fireplaces shall have brick chimneys. All gas vented fireplaces shall have brick bases similar to the foundation.
10. All lots will contain a minimum of 18,000 square feet.
11. No certificate of occupancy will be issued for dwellings on the subject property until Tiller Road is improved from the northernmost street intersection in the development to Tiller Road northwardly to the intersection of Tiller Road and Mountain Road. (Minimum of 22' of pavement within a minimum 44' right of way).
12. No more than 50 certificates of occupancy for dwellings on the subject property will be issued until a second means of public access is provided to the property.

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

AH:jt  
cc:

Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. F. Wayne Barlow  
Mr. W. S. Barlow, Jr.  
Ms. Sonya Barlow  
Ms. Tracy Barlow  
Ms. Paula Peaden, Esquire