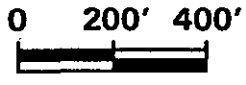


80-B1-1 & 16

TUCKAHOE DISTRICT

SINGLE - FAMILY RESIDENTIAL
C-10C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 17, 1994

Re: Conditional Rezoning Case C-10C-94

Reids Pointe Associates, Inc.
c/o Mr. Bryan E. Kornblau
2512 West Cary Street
Richmond, Va. 23220

Dear Mr. Kornblau:

The Board of Supervisors at its meeting on February 9, granted your request to conditionally rezone property from R-1 One Family Residence District to R-1C and R-3C One Family Residence Districts (Conditional), Parcels 80-B1-1 and 16, described as follows:

Parcel A - R-3C:

Beginning at a point on the W. line of Gaskins Road, said point being 0.3 +- mile south of the southeast corner of Patterson Avenue and Gaskins Road marked P.O.B. #1; thence along the W. line of Gaskins Road S. 25° 46' 13" W., 587.94' to a point; thence N. 66° 21' 27" W., 917.59' to a point; thence N. 3° 01' 57" E., 608.75' to a point; thence S. 77° 14' 31" E., 1007.31' to a point; thence S. 24° 12' 02" W., 209.22' to a point; thence S. 78° 47' 58" E., 170.55' to a point on the W. line of Gaskins Road being the true point and place of beginning, containing 15.70 acres (683,705 square feet).

Parcel B - R-1C:

Beginning at a point on the W. line of Gaskins Road, said point being 0.4 +- mile south of the southwest corner of Patterson Avenue and Gaskins Road marked P.O.B. #2; thence S. 25° 46' 13" W., 553' +- to a point at the intersection of the W. line of Gaskins Road and George's Branch; thence along George's Branch as it meanders 1740' +- to a point; thence leaving said George's Branch N. 3° 01' 57" E., 1048' +- to a point; thence S. 77° 14' 31" E., 380.476' to a point; thence S. 3° 01' 57" W., 608.75' to a point; thence S. 66° 21' 27" E., 917.59' to a point being the true point and place of beginning, containing 20.6 +- acres (899,675 +- square feet).

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. **Protective Covenants.** Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of such portions of the Property.

Reids Pointe Associates, Inc.
c/o Mr. Bryan E. Kornblau
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2. **Foundations.** All exposed exterior portions of the foundations of each dwelling constructed on the Property shall be of brick or stone.
3. **Fireplaces.** All coal burning or wood burning fireplaces must have brick or stone chimneys; gas or ornamental fireplaces may be wall-vented with no chimneys as allowed by applicable building codes; provided, however, such vented enclosures must not be cantilevered and must have a base similar to the foundation.
4. **Driveways.** No driveways serving individual dwellings other than driveways for access drives for major project areas shall have direct vehicular access to or from Gaskins Road.
5. **Density.** The maximum number of lots to be constructed on the Property shall not exceed sixty-seven (67).
6. **Landscaped Buffer.** A natural and/or landscaped buffer of trees, shrubs and plantings will be provided along the right-of-way line of Gaskins Road abutting the eastern boundary of the Property substantially as shown on the "Conceptual Buffer Planting Plan Gaskins Road/Haynes Property", dated January 27, 1994, prepared by Higgins Associates, Inc., consisting of two (2) sheets, copies of which are attached as Exhibits A and B, (see case file) respectively, as same may be modified by the Planning Commission at the time of subdivision approval. The aforesaid buffers shall be provided and maintained by the owner of 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

 H:jt
cc:

Director, Real Estate Assessment
Conditional Zoning Index
Mr. Jay M. Weinberg, Esquire