



SINGLE-FAMILY RESIDENTIAL

**C-35C-99**



39-A-7,9,11 &  
THREE CHOPT DIST

HENRICO COUNTY PLANNING

A-1 18.712 AC.

R-3AC

A-1

A-1

R-4C

A-K

R-3

A-1 A

R-3

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COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

June 23, 1999

Re: Conditional Rezoning Case C-35C-99

Mr. Richard H. Youngblood, Jr.  
Francis Run Associates, L.C.  
P.O. Box 276  
Mechanicsville, VA 23111

Dear Mr. Youngblood:

The Board of Supervisors, at its meeting on June 22, 1999, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 39-A-7, 9, 11, and 26, described as follows:

**PARCEL 1**

Beginning at a point on the east line of Reids Pointe Key, said point being S. 14° 44' 25" W., 152.09' from the South line extended of Reids Pointe Road; thence S 71° 15' 35" E, 284.93' to a point; thence N 18° 02' 16" E, 290.06' to a point; thence S 71° 16' 00" E, 828.33' to a point on the west line of Francistown Road; thence continuing along the west line of Francistown Road S 18° 52' 00" W, 106.46' to a point; thence leaving the west line of Francistown Road N 71° 07' 30" W, 279.79' to a point; thence S 18° 46' 00" W, 150.00' to a point; thence S 71° 07' 30" E, 279.53' to a point on the west line of Francistown Road; thence continuing along the west line of Francistown Road S 18° 52' 00" W, 431.23' to a point; thence leaving the west line of Francistown Road N 71° 15' 40" W, 282.41' to a point; thence S 18° 44' 20" W, 153.89' to a point on the north line of Thomasville Lane; thence continuing along the north line of Thomasville Lane N 71° 47' 00" W, 538.86' to a point; thence along the west line of Thomasville Lane S 16° 14' 55" W, 127.47' to a point; thence leaving the west line of Thomasville Lane N 64° 30' 15" W, 341.62' to a point; thence N 17° 39' 20" E, 343.81' to a point; thence S 71° 16' 23" E, 43.23' to a point; thence N 17° 39' 20" E, 299.82' to a point; thence S 71° 15' 35" E, 15.72' to the point and place of beginning containing 18.854 acres of Land.

The Board of Supervisors accepted the following proffered conditions, dated May 25 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Foundations.** The visible portions of the residence foundations shall be constructed of brick or stone.

Mr. Richard H. Youngblood, Jr., P.E.  
June 23, 1999

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2. Minimum House Size. The minimum size for any house constructed on the Property shall be a minimum of 1,800 square feet of finished floor area.
3. Fireplace Chimneys. All fireplace chimneys and gas vents shall be built on brick or stone foundations. No chimneys or gas vents shall be cantilevered.
4. Underground Utilities. All new utilities shall be placed underground.
5. Flag Lots. There shall be no "stem-shaped" flag lots developed on the Property.
6. Density. No more than forty-five (45) residential units shall be constructed on the Property.
7. Access Restriction. There shall be no driveways with direct access to Francistown Road other than the existing driveway on Parcel 39-A-11.
8. Stub Roads. With this development, a stub road will be provided to the property north of Parcel 39-A-11 and to the South to the private road, Thomasville Lane. These roads will be similar to those shown on the conceptual plan.
9. Buffer. A twenty foot (20') landscape buffer will be provided behind any lot backing up to Francistown Road. This buffer strip will not be a part of the lot, but Common Area to be maintained by the Homeowners' Association. No fences will be allowed in the twenty foot (20') buffer strip.

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: Director, Real Estate Assessment  
Conditional Zoning Index  
Messrs. James L. and L. C. Dandridge  
Mr. Franklin R. Thomas, Jr.  
Mr. Harold W. Bushong