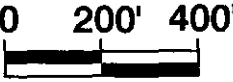


**A-1 to R-3AC  
16.977 Acres**

**A-1 to R-3C  
4.181 Ac.**

**SINGLE - FAMILY RESIDENTIAL** 

**27-A-27,28,29,31 & Pt. of 14A  
THREE CHOPT DISTRICT**

**C-78C-99** 

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

February 24, 2000

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-78C-99

Messrs. Webb L. Tyler &  
G. Edmond Massie, IV  
Fidelity Properties, Ltd.  
P. O. Box 423  
Mechanicsville, VA 23111

Gentlemen:

The Board of Supervisors at its meeting on February 22, 2000, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C and R-3AC One Family Residence Districts (Conditional), Parcels 27-A-27-29 & 31, described as follows:

**Sadler Green - Parcels A, B, C, D & E:**

**R-3A Zoning**

Beginning at a point in the centerline of Wonder Road (private); said point being 1,426' + north of Sadler Road; thence from said point of beginning and continuing along the centerline of Wonder Road (private) N 62° 50' W, 528.00' to a point; thence leaving the centerline of Wonder Road (private) N 27° 17' 30" E, 312.42' to the true point and place of beginning; thence from said true point and place of beginning N 27° 17' 30" E, 490.00' to a point on the south line of Interstate Rte. 295; thence continuing along the south line of Interstate Rte. 295 in a northeast direction along a curve to the right with a radius of 11,309.16' and a length of 753.74' to a point; thence leaving the south line of interstate Rte. 295 S 42° 30' 00" E, 95.26' to a point; thence S 89° 06' 13" E, 173.77' to a point; thence S 13° 51' 03" E, 263.36' to a point; thence S 42° 30' 00" E, 42.49' to a point; thence S 25° 37' 30" W, 387.71' to a point; thence N 53° 46' 45" W, 400.69' to a point; thence S 27° 17' 30" W, 222.72' to a point; thence S 53° 59' 50" E, 408.30' to a point; thence S 24° 27' 30" W, 29.32' to a point; thence N 61° 15' 00" W, 465.19' to a point; thence S 27° 17' 30" W, 295.22' to a point; thence N 62° 42' 30" W, 468.00' to the true point and place of beginning containing 14.567 acres of land.

**Parcel D-1**

**R-3 zoning:**

Beginning at a point in the centerline of Wonder Road (private), said point being 1,426'-+ north of Sadler Road; thence from said point of beginning and leaving the centerline of Wonder Road (private) N 27° 17' 30" E, 344.96' to the true point and place of beginning; thence from said true point and place of beginning N 27° 17' 30" E, 260.00' to a point; thence S 61° 15' 00" E,

Messrs. Webb L. Tyler &  
G. Edmond Massie, IV  
Fidelity Properties, Ltd.  
February 23, 2000

2

405.17' to a point; thence S 24° 27' 30" W, 250.00' to a point; thence N. 62° 42' 30" W, 417.39' to the true point and place of beginning containing 2.405 acres of land.

**Parcel E-1**

**R-3 zoning:**

Beginning at a point in the centerline of Wonder Road (private), said point being 1,426'+ north of Sadler Road; thence from said point of beginning and continuing along the centerline of Wonder Road (private) N 62° 50' 00" W, 528.00' to a point; thence leaving the centerline of Wonder Road (private) N 27° 17' 30' E, 312.42' to a point; thence S 62° 42' 30" E, 468.00' to a point; thence N 27° 17' 30" E, 295.22' to a point; thence S 61° 15' 00" E, 60.02' to a point; thence S 27° 17' 30" W, 604.96' to the point and place of beginning containing 4.186 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated February 18, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Restrictive Covenants. Prior to or concurrent with the recordation of the 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 quality controls on the development and maintenance of all portions of the Property.
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. Lot Size. Residential lots on the R-3A zoned Property shall be a minimum 75' in width with an average of 10,500 square feet in size. All necessary calculations shall be provided at the time of subdivision approval.
4. Density. The development on the Property shall not exceed 2.51 dwelling units per acre.
5. Building Materials. Houses on the Property shall be constructed with brick, stone, drivit or vinyl siding or other material approved by the Planning Commission, but not masonite siding or block.
6. Fireplace Chimneys. All exterior portions of fireplace chimneys shall be enclosed by brick or stone. All fireplace chimneys, and gas vents, shall be built on brick or stone foundations.

7. Foundations. The visible portions of the residence foundations shall be constructed of brick or stone.
8. Underground Utilities. All proposed utilities shall be placed underground.
9. Street Improvements. The streets of the subdivision shall be constructed of asphalt and designed with curb and gutter.
10. Flat Lot Regulation. No single family detached dwelling front elevation view shall be opposite any adjacent dwelling rear elevation view. No stem-shaped flag lots shall be developed on the Property.
11. Driveways. There shall be a provision in the restrictive covenants which requires all driveways to be constructed of hard surface materials.
12. Access. Primary access to the subdivision shall be provided through Sadler Green subdivision to Sadler Road. An emergency access shall be provided at either Wonder Road (private) after thirty (30) lots have been developed on the Property. The emergency access road must be a minimum twenty (20) feet in width. The emergency access road must be constructed with a gravel base adequate to support emergency vehicles weighing 80,000 pounds. The emergency access point into the Property shall be restricted and posted as emergency access only. A secondary access, constructed to Henrico County standards, shall be provided and dedicated as a public road after sixty (60) lots have been developed on the Property.
13. Interstate Setback. An additional setback area of twenty-five (25) feet in width shall be maintained along the Property line adjacent to Interstate 295 in addition to the required setback.
14. Tower Setback. No house shall be located within one hundred fifty four (154) feet of the telecommunications tower located at the end of Trexler Road.
15. Phasing. Building permits may be approved for construction of up to thirty (30) lots after February 1, 2001. Building permits may be approved for construction of an additional thirty (30) lots after February 1, 2002. Beginning February 1, 2003, there shall be no restriction on the number of building permits issued.
16. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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February 23, 2000

4

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  
Ms. Gloria L. Freye, Esquire  
Mr. James E. Stewart, Jr.