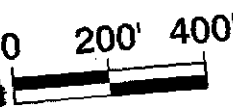


**A-1 to R-2AC
15.253 Acres**

RESIDENTIAL SUBDIVISION

C-40C-00



**18-A-8 & 9 / 10-A-17D
THREE CHOPT DISTRICT**

HENRICO COUNTY PLANNING OFFICE

RTHC
TOWNES
SHADY GROVE
TOWNHOUSES

R-6C
CAMDEN AT WYNDHAM APTS.
See (10-A-19NA)

R-5AC
Granton Ct
Avenue
Brookton Ct
Green Ct

SHADY GROVE ROAD

NUCKOLS RD.

A-1

A-1

R-2C

OLD NUCKOLS

R-6C

R-5AC

0-2

17B
10.580 Ac.

15
10 Ac.

17A
7.0 Ac.

17D
5.568 Ac.

16
5 Ac.

9
4.45 Ac.

8
5.8 Ac.

6
2.18 Ac.

5
2 Ac.

4
2.26 Ac.

3
20.535 Ac.

17
6.81 Ac.

18

20
8.13 Ac.

22
2 Ac.

20N
25.881 Ac

21
3.5 Ac.

10

2

1

9

11

12

12
10.558 Ac.

13
10.558 Ac.

14
9.173 Ac.

15
5.8 Ac.

4
9.182 Ac.

3
10.130 Ac.

1

2

Lane

Triple Lee Lane

APPROX. LOC.

BRIDLEWOOD

Nuckols Rd. R/W

PROP.

TOWNES

SHADY GROVE

TOWNHOUSES

Mascot Ct

CAMDEN AT WYNDHAM APTS.

See (10-A-19NA)

See (18-A-9)

See (18-A-10)

Abbit Ct

80

79

78

77

76

75

74

73

72

71

70

69

68

67

66

65

64

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62

61

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COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 19, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-40C-00

Mr. William W. Johnson
1670 Mountain Rd.
Glen Allen, VA 23060

Dear Mr. Johnson:

The Board of Supervisors at its meeting on September 12, 2000, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 18-A-8, 9 and 10-A-17D, described as follows:

COMMENCING at a point on the west line of Shady Grove Road, said point being the intersection of the centerline of Old Nuckols Road with the west line of Shady Grove Road. Thence, North 9 degrees 16 minutes 13 seconds East for a distance of 152.76 feet to a point, being the point of BEGINNING. THENCE along the west line of Shady Grove Road, South 09 degrees 16 minutes 13 seconds West for a distance of 179.19 feet to a point; THENCE South 09 degrees 57 minutes 12 seconds West for a distance of 362.31 feet to a point; THENCE along a curve to the right having a radius of 930.40 feet and an arc length of 260.59 feet, being subtended by a chord of South 17 degrees 58 minutes 38 seconds West for a distance of 259.74 feet to a point; THENCE North 55 degrees 44 minutes 41 West a distance of 298.58 feet to a point; THENCE North 40 degrees 58 minutes 51 seconds West for a distance of 257.80 feet to a point; THENCE North 47 degrees 06 minutes 51 seconds West for a distance of 211.50 feet to a point; THENCE South 42 degrees 10 minutes 31 seconds West for a distance of 29.89 feet to a point; THENCE North 49 degrees 01 minutes 20 seconds West for a distance of 140.25 feet to a point; THENCE North 40 degrees 15 minutes 40 seconds West for a distance of 248.16 feet to a point; THENCE North 48 degrees 15 minutes 40 seconds West for a distance of 155.10 feet to a point; THENCE North 38 degrees 15 minutes 40 seconds West for a distance of 162.36 feet to a point; THENCE North 45 degrees 45 minutes 40 seconds West for a distance of 146.52 feet to a point; THENCE North 39 degrees 15 minutes 40 seconds West for a distance of 132.00 feet to a point; THENCE South 73 degrees 39 minutes 48 seconds East for a distance of 1493.91 feet to a point; on the west line of Shady Grove Road, and being the point of beginning, together with and subject to covenants, easements, and restrictions on record, containing 15.253 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated September 11, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Landscaped Greenbelt: A thirty-(30) foot landscaped greenbelt shall be provided adjacent to the right-of-way line of Shady Grove Road. Exceptions allowed within the greenbelt area shall include utility easements, signage, fences, entrance roads to the project, and other purposes requested and specifically permitted or required by the Planning Commission at the time of subdivision approval. Any new utility easements shall be perpendicular through the greenbelt. This greenbelt shall be in addition to the existing setback requirements. The design for the greenbelt shall be done in conjunction with and shall be compatible to the greenbelt proffered in Zoning Case No. C-39C-00.
2. Underground Utilities: Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
3. Driveways: No driveways serving individual dwellings shall have direct access to Shady Grove Road.
4. Foundations: The exterior foundation of any dwelling constructed on the property shall be brick or stone; however, foundations may be constructed of exterior insulating finish systems (E.I.F.S.) if applied to a masonry surface, provided that the exterior walls of such residence are sided primarily in E.I.F.S. This will apply to future conversions or additions that are enclosed and intended for year-round use.
5. 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), restrictive covenants describing development controls and maintenance of the Property shall be recorded in the Clerk's Office of the Circuit Court of Henrico County. The County of Henrico shall not be responsible for enforcing these restrictive covenants. The provisions in such documents shall identify and set forth the requirements of all proffered conditions. Those provisions shall also include the following requirements: A landscaping package of a minimum of \$650 per dwelling, standardized mailboxes and lampposts, exposed aggregate sidewalks to all homes, two car garages (may be converted to living space), sod in front yard, twenty-five year dimensional shingles on the roof, hard-surface driveways (asphalt, concrete, etc), gutters and downspouts, and irrigation in the front and side yards.
6. Square Footage: Residences shall have a minimum of 2,300 square feet of finished floor area.
7. Chimneys: No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of brick or a siding similar to the exterior treatment of the dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundations.

8. Garages: Not more than six (6) dwellings shall have garage doors on the front of the home.
9. Density: The maximum density of this development shall not exceed 2.3 units per acre.
10. Lot Widths: No lot shall be less than Eighty-five (85) feet wide at the minimum front yard depth, and no more than five (5) lots shall be less than Ninety (90) feet wide at the minimum front yard depth. On cul-de-sac lots, the lot width shall be measured at the actual building line, not the minimum front yard depth.
11. Fencing Along Shady Grove Road: A decorative fence with brick or stone accents shall be provided along Shady Grove Road with the appearance to be approved during subdivision review.
12. Sidewalks: Sidewalks shall be provided adjacent to Shady Grove Road and shall be constructed to the County of Henrico's Standards and Specifications for sidewalks.
13. Connection to Adjacent Property: A stub road shall be provided to Parcel No. 10-A-17A at a location to be determined in conjunction with the developer of said parcel and County of Henrico staff.
13. 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.

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,


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

cc: Director, Real Estate Assessment
✓ Conditional Zoning Index
Misses Brenda H. Anderson &
Geraldine H. Lloyd
Estate of Winfree F. Lloyd, Sr.