

R-2AC

RTHC

O/SC

O-2C

17A  
7.0 Ac.

17D  
5.568 Ac.

ROAD

OLD

NUCKOLS

ROAD

See (18-A-9)

See (B-A-10)

See (10-A-19NA)

8  
5.8 Ac.

11 A-1  
5 Ac.

12  
6.346 Ac.

A-1 TO R-2C  
2.18 Ac.

6  
2.18 Ac.

5  
2 Ac.

4  
2.26 Ac.

GROVE

16  
4.7 Ac.

17  
6.81 Ac.

19B

18

20

19A  
5.283 Ac.

C-84C-97WD

15B  
2.718 Ac.

B-2C

21  
10.983 Ac.

R-2C

3  
20.535 Ac.

15  
5.6 Ac.

14  
9.173 Ac.

15  
10.558 Ac.

A-1

2  
4.225 Ac.

16  
5.289 Ac.

1  
6.166 Ac.

SHADY GROVE ROAD

A-1

CAMDEN AT WYNDHAM APTS.

R-9C

19N  
21.664 Ac.

See (10-A-19NA)

R-5AC

C-46C-96WD

A-1

39  
22.916 Ac.

18-A-6

SINGLE - FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

C-9C-01



HENRICO COUNTY PLANNING OFFICE

41  
43.5 Ac.



BRIDLEWOOD



VIRGIL R. HAZELETT, P.E.  
County Manager

February 20, 2001

Re: Conditional Rezoning Case C-9C-01

Mr. Ron Green  
11038 Lakeridge Pkwy., Suite 1  
Ashland, VA 23005

Dear Mr. Green:

The Board of Supervisors at its meeting on February 13, 2001, granted your request to conditionally rezone property from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcel 18-A-6, described as follows:

Commencing at a rod "found" in the western line of Shady Grove Road cornering with property now or formerly in the name of Challenor and Major B. Harris and Joyce B. Harris, and from said point of beginning thence north 47 degrees 30' west a distance of 400' to a rod; thence south 42 degrees 30' west a distance of 20' to a rod; thence north 45 degrees 38' west a distance of 385' to a rod; thence north 30 degrees 38' east a distance of 65.9' to a point; thence north 40 degrees 56' east a distance of 80.5' to rod "found"; thence south 46 degrees 08' east a distance of 211.5' to a rod in stump; thence south 40 degrees 8' east a distance of 257.8' to a dogwood; thence south 54 degrees 45' 50" east a distance of 308.15' to a rod in the western line of Shady Grove Road; thence south 26 degrees 40' west and fronting on the western line of Shady Grove Road a distance of 127.25' to the point of beginning, containing 2.18 acres.

The Board of Supervisors accepted the following proffered conditions, dated January 23, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Public Utilities. All dwellings constructed on the Property shall be served by public water and public sewer.
2. Underground Utilities. All electrical, telephone, cable television and other utility service lines to the lots within the Property shall be installed underground.
3. Greenbelt. A greenbelt for landscaping, natural open areas, and scenic vistas will be provided at a minimum of 25 feet in width adjacent to the ultimate right-of-way of Shady Grove Road except to the extent necessary for utility easements (such utility easements, other than that associated with the relocation of the

existing Virginia Power lines, to be generally perpendicular to the greenbelt area where possible), entrance features, signage, roads and other purposes specifically permitted or required by the Planning Commission at the time of subdivision approval or by any other governmental body. Should it be necessary to run easements through the greenbelt area, such area shall be compensated to the extent interrupted by said easements to maintain the integrity of the greenbelt area.

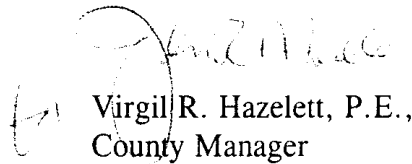
4. Protective Covenants. Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth control on the development and maintenance of such portions of the Property. Notwithstanding anything herein contained to the contrary, the County shall have no obligation of liability of any kind or nature whatsoever for the enforcement of any of the specific terms and conditions of said protective or restrictive covenants.
5. Foundations and Chimneys. The visible exterior portions of the foundations and chimneys of any dwellings constructed on the Property shall be of brick or stone.
6. Minimum Floor Area. The minimum finished floor area of any one-story dwellings constructed on the Property shall be 2,000 square feet. Dwellings in excess of one-story shall have a minimum finished floor of 2,500 square feet. Such square footage shall be provided exclusive of garages and porches.
7. No Direct Access. No driveways serving individual dwellings shall have direct access to Shady Grove Road.
8. Severance. The unenforceability, illegality, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, shall not affect validity or enforceability of other proffers or the unaffected part of any such proffer.
9. Existing Residence. The existing residence on the property (5338 Shady Grove Road) and its accompanying lot (a depth of approximately 400' off Shady Grove Road) may remain and would not be subject to the proffers. If this portion of the property ever becomes part of the Millrace subdivision, all proffers shall apply. This portion of the property may not be subdivided into more than one lot unless it becomes part of the Millrace subdivision.

Mr. Ron Green  
February 20, 2001

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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  
Mr. and Mrs. Gary Ritchie