

RTHC

R-2AC

INTERSTATE 295

A-1 to R-3C
13 Ac.

A-1

A-1

R-2AC

R-2

R-2AC

R-2AC

A-1

R-2AC

R-2C

STAPLES MILL RD

OLD SPRINGFIELD RD

OLD MOUNTAIN RD

MOUNTAIN RD

Prop. Stone Mill

Prop. Mountain Spring

Prop. Hurton Meadows Sec. A

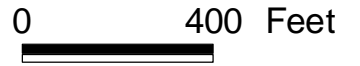
ZONING

Single Family Residential

Ref. 762-772-6237

C-47C-05

Brookland District





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

October 18, 2005

Benjamin J. Holladay, Jr. and
Evelyn J. Holladay
11450 Old Mountain Road
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-47C-05

Dear Mr. and Ms. Holladay:

The Board of Supervisors at its meeting on October 11, 2005, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 762-772-5080 and 762-772-6237 described as follows:

Beginning at a point on the north line of Old Mountain Road, said point being 0.05± mile west of a Old Springfield Road; Thence N 67°33'57" W for a distance of 236.55 feet to a point; Thence in a northwesterly direction along a tangent curve to the right, having a radius of 535.00 feet and an arc length of 176.55 feet to a point; Thence in a northwesterly direction along a tangent curve to the right, having a radius of 1,115.93 feet and an arc length of 410.14 feet to a point; Thence in a northwesterly direction along a tangent curve to the right, having a radius of 1,412.35 feet and an arc length of 201.95 feet to a point; Thence S 78°15'44" W for a distance of 6.37 feet to a point; Thence N 12°39'41" W for a distance of 88.34 feet to a point; Thence N 60°40'53" E for a distance of 65.17 feet to a point; Thence N 17°50'58" E for a distance of 144.30 feet to a point; Thence in a easterly direction along a non tangent curve to the right, having a radius of 11,059.16 feet and an arc length of 608± feet to the creek; Thence along the creek 1096± feet in a southerly direction to the Point of Beginning; Said property contains 13.0 acres more or less being Parcels 762-772-5080 and 6237.

The Board of Supervisors accepted the following proffered condition, dated September 27, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Foundations** - All exposed foundations of each home shall be brick or stone. Each home shall be constructed with a crawl space.
2. **Density** - There shall be no more than 1.7 lots per acre developed on the Property, including the existing home on the Property.
3. **Chimneys** - Chimneys constructed on the exterior wall of the home shall be constructed of brick. All exterior chimneys shall have full foundations with the exterior of said foundation, visible above ground level, constructed of brick. The exposed portion of a flue for a direct vent gas fireplace shall be constructed of the same material used on the home and shall be built on a foundation constructed of the same material as the home foundation.
4. **Fireplaces** - Any fireplaces or heating elements that require over a three (3) inch diameter flue and are constructed on the exterior wall of the home shall be constructed of brick, stone or dryvit; gas or ornamental fireplaces may be wall-vented with no chimneys as allowed by applicable building codes.
5. **Driveways** - All driveways for each lot shall be finished with either asphalt, concrete, or exposed aggregate.
6. **Minimum House Size** - All one-story homes shall have a minimum of 2,000 square feet finished floor area and all two-story homes shall have a minimum of 2,500 square feet finished floor area.
7. **Underground Utilities** - Except for junction boxes, meters, pedestals, transformers, transmission mains and existing overhead utility lines, and for technical and environmental reasons, all utility lines shall be underground.
8. **Lot Width** - The minimum lot width, at the building line, as defined by Henrico County, shall be eighty-five (85) feet.
9. **Restrictive Covenants** - Prior to or concurrent with the recording of the subdivision plat approved by the County, 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.
10. **Brick Steps and Stoops** - Steps and stoops to the main entrance of homes shall be of brick. Stoops shall be brick with finished concrete or exposed aggregate landing.
11. **Street Trees** - Each lot shall have installed two (2) 2 1/2 inch caliper trees within twenty-five (25) feet of the right-of-way adjoining such lot unless an equivalent tree save area exists within said twenty-five (25) feet.

12. **Public Water and Sewer** - All homes constructed on the Property shall be served by public water and sewer.
13. **Curb and Gutter** - All roads constructed on the Property shall have three feet roll face curb and gutter.
14. **Yards** - The front and side yards of the lots on the Property shall be sodded and irrigated.
15. **Garages** - All homes on the Property shall have garages. Any front-loaded garage shall be set back at least five feet from the front of such home.
16. **Construction Material** - The exterior wall surfaces of all homes on the Property (with the exception of foundations, trim and architectural treatments) shall be constructed of brick and vinyl covering. All homes utilizing all brick on the front exterior wall surface shall have the brick wrap at least twelve (12) inches around the corner of the side elevations.
17. **Fences/Walls** - No fence shall exceed seventy-two (72) inches in height. Any fences or walls greater than forty-two (42) inches in height shall be constructed of finished masonry or constructed with a combination masonry piers and aluminum, metal or cast iron pickets. No wooden stockade-type fences or chain link fences shall be permitted.
18. **Exception** - These proffers are not applicable to the existing home on the Property, with the exception that proffers 2 and 8 are applicable to the existing home on the Property.
19. **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.

Mr. and Ms. Holladay
October 18, 2005
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The Planning Department 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,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett". The signature is fluid and cursive, with the first name being the most prominent.

Virgil R. Hazelett, P.E.
County Manager

pc: RMA/Hunton, LC and WWJ, LC
Williams Mullen
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning, Henrico County
Schools



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ILLUSTRATIVE MASTER PLAN
HOLLADAY
Henrico County, Virginia
Atack Properties
4191 Innslake Drive Suite 118 Glen Allen Virginia 23060

C-47C-05

Project Number:
03065

Date:
07.25.03

Drawn By:
cit

NORTH



SCALE: 1" = 100'

