

COUNTY OF HANOVER

CHICKAHOMINY RIVER

R-1AC to C-1
7.2 Ac.

R-1AC

A-1

A-1

B-3

B-3

R-2

A-1

RTHC

R-2AC

R-5AC

R-1AC

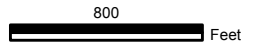
A-1

REZ2014-00020

Zoning

Conservation

Brookland District



PS March 2014

Ref: 767-777-9367



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

June 17, 2014

North Mill Development, LLC
4130 Innslake Drive
Glen Allen, VA 23060

Re: Rezoning Case REZ2014-00020

Dear Sirs:

The Board of Supervisors, at its meeting on June 10, 2014, approved your request to rezone from R-1AC One-Family Residence District (Conditional) to C-1C Conservation District (Conditional) part of Parcels 767-779-4103, -5918, -7924, and -9912 containing 7.2 acres located on south line of the Chickahominy River approximately 4775' north of Mill Road at a point 1000' east of its intersection with Shae Place, described as follows:

Beginning at the intersection of the westerly line of said GPIN: 767-777-9367 (North Mill Development, LLC) with the southerly edge of water of the Chickahominy River; thence easterly, along said southerly shore line, as it meanders, 898± feet to the easterly line of said GPIN: 767-777-9367 (North Mill Development, LLC); thence S 8°22'24" W, along said easterly line, 393.3± feet; thence westerly, along the 100 year flood plain line, as it meanders, 956± feet to the westerly line of said GPIN:767-777-9367 (North Mill Development, LLC); thence N 10°42'56" W, a distance of 355.6± feet to the Point of Beginning. Said parcel containing 7.2± acres of land.

The Board of Supervisors accepted the following proffered conditions, dated April 22, 2014, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conservation Areas.** Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(s) of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works, and/or such portion(s) of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, may only be used for the following purposes:
 - a. Storm water management and/or retention areas;
 - b. Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats;

North Mill Development, LLC

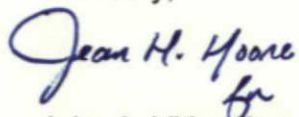
June 17, 2014

Page 2

- c. Access drives, utility easements, signage, walkways and recreational facilities installed in a manner to minimize their impacts; and
- d. Such additional uses to the uses identified in (a), (b) and (c) above as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 24 of the County Code (the "Zoning Ordinance").

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

A handwritten signature in blue ink that reads "Jean H. Moore". The signature is written in a cursive style with a large initial "J".

John A. Vithoukas
County Manager

pc: Mr. Rick Melchor
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools
Director, Real Estate Assessment

HANOVER COUNTY

CHICKAHOMINY RIVER
P/L 898± ALONG APPROXIMATE EDGE OF WATER

N: 3779829.03
E: 11767977.80



PROPOSED ZONING: C-1

SURVEY TIE LINE
845.51' N72°45'12"E

AREA = 7.2± ACRES

2008 100 YR FLOOD PLAIN

956± ALONG FLOOD PLAIN

NORTH MILL DEVELOPMENT, LLC
GPIN: 767-777-9367
EXISTING ZONING R-1AC
DB.5071, PG.1149

S 8°22'24"W
234.70' TO TIE LINE
393.3± TO E/WATER

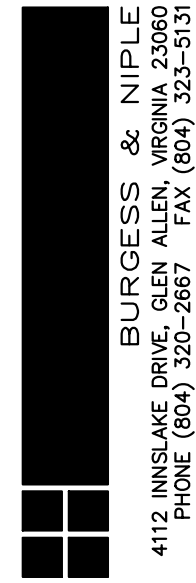
N: 3779476.08
E: 11767183.06

N 10°42'56"W
299.99' TO TIE LINE
355.6± TO E/WATER

N/F
767-777-4731
RACHAEL, L.L.C.
D.B. 3045, PG. 1932
ZONED A-1
USE: SINGLE FAMILY RESIDENCE

N/F
768-778-6296
JOSEPH VASKO, III
D.B. 2230, PG. 1538
ZONED A-1
USE: VACANT

NOTE: THIS PLAT WAS COMPILED FROM VARIOUS SOURCES AND DOES NOT REFLECT AN ACTUAL FIELD SURVEY.



BURGESS & NIPLE
4112 INNSLAKE DRIVE, GLEN ALLEN, VIRGINIA 23060
PHONE (804) 320-2667 FAX (804) 323-5131

COMPILED ZONING PLAT

**7.2± ACRES BEING A
PORTION OF GPIN:
767-777-9367 NORTHERLY
LINE OF MILL RUN**
BROOKLAND DISTRICT HENRICO COUNTY, VIRGINIA

DATE:	FEBRUARY 6, 2014
SCALE:	1" = 100'
DRAWN BY:	
COMP. BY:	
JOB NO.:	SWAN-ZONE.dwg
P.R. NO.:	
SHEET	1 OF 1

REZ2014-00020