

COUNTY OF HANOVER

REZ2019-00019

Zoning
 Conservation
 Fairfield District

400 Feet

PS April 2019 Ref: 782-771-0431



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

August 20, 2019

2352 LLC
Attention: Mr. Pete O. Kotarides, Manager
1128 Independence Boulevard, Suite 200
Virginia Beach, VA 23455

Re: Rezoning Case REZ2019-00019

Dear Mr. Kotarides:

The Board of Supervisors at its meeting on August 13, 2019, approved your request to rezone from R-5C General Residence District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 782-771-0431 containing .904 acres located approximately 770' northwest from the terminus of Magnolia Ridge Drive, described as follows:

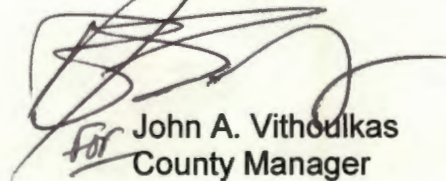
Beginning at a point having a Henrico County N.A.D. 83 coordinate value of N=3771937.87, E=11781589.91; thence S 80°16'46" E, a distance of 486.35' to a point; thence S 47°07'06" E, a distance of 183.00' to a point; thence N 79°20'58" W, a distance of 18.57' to a point; thence N 63°50'00" W, a distance of 50.00' to a point; thence N 85°30'00" W, a distance of 41.00' to a point; thence S 80°00'00" W, a distance of 19.00' to a point; thence N 70°40'00" W, a distance of 19.00' to a point; thence N 88°00'00" W, a distance of 42.00' to a point; thence N 59°05'00" W, a distance of 30.00' to a point; thence N 54°30'00" W, a distance of 40.00' to a point; thence N 70°40'00" W, a distance of 65.00' to a point; thence n 45°10'00" w, a distance of 12.00' to a point; thence N 72°30'00" W, a distance of 42.50' to a point; thence N 82°30'00" W, a distance of 116.00' to a point; thence N 72°44'00" W, a distance of 30.50' to a point; thence N 84°50'00" W, a distance of 32.00' to a point; thence N 60°34'00" W, a distance of 18.50' to a point; thence S 77°05'00" W, a distance of 51.60' to a point; thence S 58°13'00" W, a distance of 135.00' to a point; thence N 34°26'06" E, a distance of 168.00' to the point and place of beginning containing 0.904 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated June 27, 2019, which further regulate 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.
 - 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,



for John A. Vithoulkas
County Manager

pc: Mr. Adam Werner
Director, Real Estate Assessment