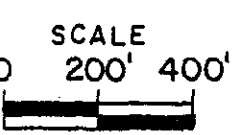


C-70C-79



68-BI-8 pt. of 70-BI-1
TUCKAHOE DISTRICT
.1 AC



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 14, 1979

FRANK A. FAISON
County Manager

Re: Conditional Rezoning Case C-70C-79

Universal-Wilton, Inc.
10625 Patteson Avenue
Richmond, Virginia 23233

Gentlemen:

At its December 12, meeting, the Board of Supervisors, acting on recommendation by the Planning Commission, accepted your proffers and conditionally rezoned the subject property from R-5 General Residence and A-1 Agricultural to RTH Residential Townhouse District in accordance with your request.

The proffered conditions accepted by the Board of Supervisors are as follows:

1. Applicant is the Owner of approximately 30.85 acres of land (property) fronting 451.97' on the N. line of Gayton Road. Beginning +- 1156.3' east of intersection of Cambridge Drive. A zoning application has been filed herewith requesting rezoning of property to RTH Residential Townhouse District. Pursuant to Section 2.1 of Article 2, and Section 20.2 and Section 20.3 of Article 20 of Henrico County Zoning Ordinance, Number 179, Applicant hereby proffers in writing the following conditions to which the requested rezoning shall be subject to in the event of granting of the requested rezoning by the Board. The applicant proffers that the property shall be developed as follows:

Overall Density shall not exceed six units per acre.

2. These proffers shall be binding upon applicant and successors entitled.

The +- 30.85 acre property which is subject to regulation by the above conditions is described as follows:

Parcel 68-B1-8 and part of 70-B1-1:

Parcel A:

Starting at the point of beginning (P.O.B.) on Gayton Road +-1608.27' E. of Cambridge Drive extended, thus extending 107.64' with a bearing of N. 69° 43' 17" W., to a point; then 344.33' on an angle with a radius of 1172.44' to a point; then 842.20' with a bearing of N. 3° 25' 37" E., to a point; then 195.99' along a curve forming Cambridge Drive extended with a radius of 1129.58' and a chord bearing of N. 44° 59' 33" E., to a point; then 985.52' with a bearing of S. 69° 58' 17" E., to a point; then 1010.61' with a bearing of S. 42° 07' 54" W. to point of beginning, containing 16.85 acres.

Parcel B:

Starting at the point of beginning on Gayton Road, thus extending 1010.61' with a bearing of N. 42° 07' 54" E., to a point; then 985.52' with a bearing of N. 69° 58' 17" W., to a point; then following a curve Northward forming a part of Cambridge Drive extended a distance of 500' with a radius of 1089.58' to a point; then +- 60' with a bearing of N. 14° 46' 43" E., to a point; then +- 1190' with a bearing of S. 69° 58' 17" E. to a point; then +- 590' with a bearing of S. 42° 07' 54" W., to the point of beginning, containing +- 14 acres.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
M. E. Carlton Wilton
✓ Conditional Zoning Index.