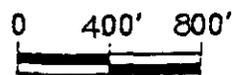


COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

C-30C-91

PT. 74 - B2-3
THREE CHOPT DISTRICT



JAS

August 20, 1991

Re: Conditional Rezoning Case C-30C-91

Windsor Woods Development Company
3002 Hungary Spring Road
Richmond, Virginia 23228

Gentlemen:

The Board of Supervisors at its meeting on August 14, granted your request to conditionally rezone property from R-2C, R-3C One Family Residence Districts (Conditional) and RTHC Residential Townhouse District (Conditional) to R-2C and R-3AC One Family Residence Districts (Conditional), Part of Parcels 74-B2-3, described as follows:

R-2C Zoning:

Beginning at a point, said point being 293.54', N. 02° 18' 08" E., of the northernmost corner of Lot 27, Block B, of Cross Creek, Section 2; thence N. 02° 18' 08" E., 227.41' to a point; thence N. 40° 24' 06" E., 225.92' to a point; thence N. 70° 29' 56" E., 266.68' to a point; thence N. 82° 49' 23" E., 306.10' to a point; thence along a non-tangent curve to the right, said curve having a radius of 600.00', a length of 163.99', a Chord Bearing of S. 66° 47' 49" W., and a Chord of 163.48' to a point; thence along a curve to the left, said curve having a radius of 400.00', and a length of 310.43' to a point; thence S. 30° 09' 40" W., 98.85' to a point; thence along a curve to the right, said curve having a radius of 400.00', and a length of 342.38' to said point of beginning, containing 2.631 acres.

R-3AC Zoning:

Beginning at a point, said point being the northernmost corner of Lot 11, Block D, of Cross Creek, Section 2; thence N. 71° 22' 21" E., 494.80' to a point; thence N. 01° 06' 31" E., 813.67' to a point; said point beginning the true point of beginning; thence along a non-tangent curve to the right said curve having a radius of 580.00', a length of 307.52', a Chord Bearing of N. 73° 42' 08" W., and a Chord of 303.93' to a point; thence N. 58° 30' 47" W., 126.51' to a point; thence along a curve to the right, said curve having a radius of 1280.00', and a length of 923.23' to a point; thence along a non-tangent curve to the left, said curve having a radius of 600.00', a length of 84.71', a Chord Bearing of N. 50° 19' 46" E., and a Chord of 84.64' to a point; thence along a curve to the right, said curve having a radius of 800.00', and a length of 64.36' to a point; thence N. 49° 06' 29" E., 430.46' to a point;

thence N. 27° 42' 23" E., 361.99' to a point; thence S. 56° 42' 20" E., 538.75' to a point ;thence S. 37° 52' 07" W., 132.00' to a point; thence S. 01° 06' 31" W., 1163.81' to said point of beginning, containing 22.299 acres.

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

1. R-2C District: All dwellings in the R-2C single family detached zoning district shall have a minimum of 2,400 square feet of finished floor area.
2. R-3AC District: All dwellings in the R-3AC single family detached zoning district shall have a minimum of 1,700 square feet of finished floor area. The number of lots within the R-3AC District shall not exceed 71. The minimum lot width for all R-3A lots shall be 75 feet as measured at the front building line in accordance with County regulations.
3. Tree Clearing: To the extent reasonably practical, at the time of development, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the structure and its normal customary accessories, open yard areas and those limited areas required to permit utility services and driveways.
4. Foundations and Chimneys: The visible portions of exterior residence foundations and chimneys shall be constructed of brick or stone; however, the visible portions of exterior foundations and chimneys may be constructed of dryvit if applied to a masonry surface in such a manner as to prevent the outline of the underlying masonry from showing through, provided that the exterior walls of such residence are sided primarily in dryvit.
5. Planting strip: A 25 foot planting strip shall be provided to any lot which abuts the right-of-way lines of Millstone Landing Drive except to the extent that such strips shall be reduced in width to accommodate the road taper originating in Wyndham, as shown on the attached plat (See case file). This area shall be an addition to the lot area required in the respective zoning classification. This area shall contain landscaping and natural open areas, except to the extent required for utility and drainage easements, paths, tracks and sidewalks. No building, structure or fencing shall be constructed in the planting strip. Any dwelling setback requirement shall be computed exclusive of this area. Pedestrian accessways shall be provided within major project areas and along the northerly side of the right of way for Millstone Landing Drive at the time of subdivision approval by the Planning Commission.

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6. Driveways: No driveways serving individual lots shall have direct access to Millstone Landing Drive.

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,

W. F. LaVecchia, P.E., AICP,
County Manager

AM:jt
cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. James W. Theobald, Esquire