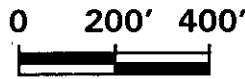


129-DA-71

FAIRFIELD DISTRICT

SINGLE FAMILY RESIDENTIAL

C-66C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

January 30, 1996

Re: Conditional Rezoning Case C-66C-95

Roy Rogers Industries, Inc.
P. O. Box 38125
Richmond, Virginia 23231

Gentlemen:

The Board of Supervisors at its meeting on January 24, 1996, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 129-A-71, described as follows:

Beginning at a point on the E. line of Harvie Road north of its intersection with Creighton Road; thence N. 1° 38' 40" E., 94.31' to a point; thence N. 88° 21' 20" W., 10.00' to a point; thence N. 1° 43' 15" E., 480.17' to a point; thence S. 88° 16' 45" E., 467.00' to a point; thence N. 1° 43' 15" E., 219.00' to a point; thence N. 88° 16' 45" W., 467.00' to a point; thence N. 1° 43' 15" E., 166.44' to a point; thence S. 88° 16' 45" E., 245.00' to a point; thence N. 1° 43' 15" E., 100.00' to a point; thence N. 88° 16' 45" W., 245.00' to a point; thence N. 1° 43' 15" E., 366.74' to a point; thence S. 89° 06' 55" E., 1076.08' to a point; thence S. 3° 42' 15" E., 926.59' to a point; thence S. 86° 17' 45" W., 258.00' to a point; thence S. 3° 42' 15" E., 295.70' to a point; thence along a curve to the right with a radius of 2839.79', a length of 487.32' to a point; thence N. 4° 20' 36" W., 163.47' to a point; thence S. 80° 46' 54" W., 120.00' to a point; thence S. 4° 20' 36" E., 169.29' to a point; thence along a curve to the right with a radius of 2839.79', a length of 83.38'; thence S. 80° 55' 40" W., 212.20' to a point; thence along a curve to the right with a radius of 50.00', a length of 87.89' to the point and place of beginning, as shown on a plat by Biohabitats Engineering & Land Surveying, dated September 27, 1995 and containing 30.22 acres, more or less.

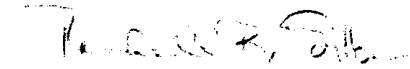
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The exposed exterior portion of all foundations shall be constructed of brick.
2. All fireplace chimneys exposed to the exterior shall be enclosed by brick or a siding similar to the exterior of the dwelling. All exterior fireplace chimneys shall be built on brick foundations.
3. All dwellings shall be served by public water and sewer.

4. The minimum finished floor area of the dwellings shall be eleven hundred (1,100) square feet for a one-story dwelling and fourteen hundred (1,400) square feet for a two-story dwelling.
5. No more than one hundred (100) dwelling units shall be constructed.
6. No modular or factory-built units shall be erected.
7. A twenty (20) foot landscaping strip shall be provided on the rear or side lines abutting Creighton Road or Harvie Road.
8. No lots will have access directly from Creighton Road.
9. A ten (10) foot landscaping strip shall be provided along the rear of any lot abutting the side line of Parcel 7-B2-34 (129-A-73), if Parcel 7-B2-34 (129-A-73) is in separate ownership at the time of final subdivision approval.
10. All rights-of-way within the development shall have a minimum width of fifty (50) feet.

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,



Virgil R. Hazelett, P.E.,
County Manager

cc: ✓ Director, Real Estate Assessment
✓ Conditional Zoning Index
✓ Engineering Design Associates