

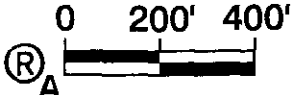
A-1 to R-2AC
25.48 Ac.

32-A-76,77,79,81

SINGLE-FAMILY RESIDENTIAL

FAIRFIELD DISTRICT

C-44C-96



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

November 19, 1996

VIRGIL R. HAZELETT, P.E.
County Manager

Re: Conditional Rezoning Case C-44C-96

Mr. Henry L. Wilton
Wilton Development Corp.
6421 Rigsby Road
Richmond, Va. 23226

Dear Mr. Wilton:

The Board of Supervisors at its meeting on November 13, 1996, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 32-A-76, 77, 79, and 81, described as follows:

Beginning at a point on the north line of Greenwood Road, said point being +- 221' north of Rebel Road; thence along the curve to the left on the north line of Greenwood Road, having a radius of 1171.00' and a length of 174.74' to a point; thence N. 60° 29' 51" W., 352.66' to a point; thence along a curve to the right having a radius of 1121.00' and a length of 147.73' to a point; thence leaving the N. line of Greenwood Road, N. 82° 17' 21" E., 266.19' to a point; thence N. 8° 33' 02" W., 134.00' to a point; thence S. 82° 09' 08" W., 378.87' to a point on the N. line of Greenwood Road; thence along a curve to the right having a radius of 1121.00' and a length of 99.37' to a point; thence N. 38° 52' 51" W., 112.26' to a point; thence leaving the N. line of Greenwood Road N. 80° 26' 08" E., 735.08' to a point, thence N. 8° 27' 48" W., 207.92' to a point; thence N. 83° 29' 12" E., 344.34' to a point; thence S. 3° 57' 29" W., 115.89' to a point; thence S. 57' 44' 19" E., 290.31' to a point; thence N. 8° 19' 57" W., 27.12' to a point, thence N. 6° 24' 33" E., 339.53' to a point; thence N. 76° 04' 03" E., 400.00' to a point; thence S. 15° 52' 57" E., 757.05' to a point; thence S. 69° 27' 03" W., 193.40' to a point; thence S. 34° 53' 27" E., 180.96' to a point on the N. line of Rebel Road; thence along the N. line of Rebel Road S. 64° 09' 27" W., 209.53' to a point; thence N. 21° 57' 35" W., 386.21 to a point; thence S. 83° 54' 10" W., 145.13' to a point; thence S 1° 50' 10" E., 253.36' to a point; thence S 64° 52' 50" W., 566.99' to the Point of Beginning and containing said parcel being further described on a plat by Koontz-Bryant. P.C. entitled "Compiled Plat Showing 25.48 Acres of Land Lying on the North Line of Greenwood Road" dated September 25, 1996.

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. Size of Single Family Dwellings. The dwellings within the entire Greenwood Glen Subdivision shall have the following minimum finished floor areas: 20

percent at no less than 1,600 square feet, 20 percent at no less than 1,700 square feet, 40 percent at no less than 1,800 square feet, and 20 percent at no less than 1,900 square feet.

2. Foundations. The exposed exterior portions of residential foundations shall be constructed of brick. Any home, however, which has a principal exterior finish made of "dryvit" or similar finish may have foundations consisting of the same material. Foundations of residential dwellings will have crawl spaces unless structural concerns dictate a different foundation system as determined by a structural engineer, report to be submitted and confirmed by appropriate County engineer at the time of building permit stage. Slab foundation will be used only in the event that a crawl space foundation is deemed not to be structurally possible by a structural engineer and confirmed by the County.
3. Fireplaces. All chimneys shall be brick except on "dryvit" siding homes, on which the chimney may be "dryvit". All direct vent fireplaces shall have foundations with the exposed portions made of the same material as the house foundations. No cantilevered chimneys to be allowed.
4. Entrances. The Greenwood Road entrance to the subdivision shall have: (a) brick sign monument; and (b) 42" high board fencing with scalloped top or 3 board fencing.
5. Covenants and Restrictions. Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia setting forth controls on the development and maintenance of such portions of the property. Such controls shall identify all proffered conditions.
6. The overall density of the property shall not exceed 2.4 units per acre.
7. All dwellings to be developed shall be served by public water and sewer. Utility easements shall be provided to adjacent property owners upon written request for their collective use. Location of the easements to be determined at the time of subdivision review.
8. No lot developed on the property shall have a driveway providing direct vehicle access to Greenwood Road.
9. Developer agrees to include stub roads on the Tentative Plan as approved by the Planning Commission of Henrico.

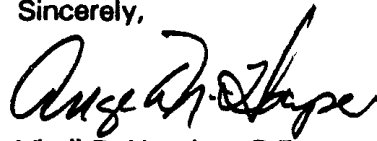
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10. Enhanced setbacks will be provided for all lots backing or siding on Greenwood Road to include an additional 25 feet for backyards and 15 feet for sideyards. This setback will be in addition to the minimum setback requirements specified by the Henrico County Ordinance.

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
Mr. and Mrs. Frank Pitts
Mr. and Mrs. L. C. Kellison
Mr. and Mrs. Robert Monk
Mr. and Mrs. Robert Klotz