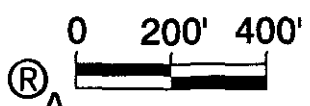


32 - A - 95

SINGLE-FAMILY RESIDENTIAL

FAIRFIELD DISTRICT

C-45C-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-45C-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), Parcel 32-A-95, described as follows:

Beginning at a point on the south line of Rebel Road, said point being +/- 1150' east of Greenwood Road; thence N. 15° 52' 57" W., 635.63' to a point; thence N. 54° 20' 12" E., 298.73' to a point; thence N. 79° 42' 49" E., 226.98' to a point; thence N. 70° 29' 03" E., 691.71' to a point; thence S. 33° 49' 01" E., 184.87' to a point; thence S. 63° 38' 50" W., 113.52' to a point; thence S. 36° 25' 50" W., 376.20' to a point; thence S. 57° 45' 43" W., 41.58' to a point; thence S. 34° 40' 43" W., 559.68' to a point; thence S. 4° 52' 50" W., 69.45' to a point; thence N. 89° 48' 57" W., 362.30' along the S. line of Rebel Road to the Point of Beginning; being Parcel "A" and containing 14.95 acres; said parcel being further described on a plat by Koontz-Bryant, P.C. entitled "Compiled Plat Showing 14.95 Acres of Land Lying East 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, and 40 percent at no less than 1,800 square feet, and 20 percent at no less than 1,900 square feet. Dwellings immediately adjacent to Magnolia Ridge shall have a minimum finished floor area of 1,700 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.


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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. 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.
5. The overall density of the property shall not exceed 2.4 units per acre.
6. 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.
7. A twenty (20) foot natural and/or landscaped buffer will be provided along the property line adjacent to the Magnolia Ridge Subdivision. Utility easements, storm water management facilities, and other purposes approved or required by the Planning Commission at the time of Plan of Development or Subdivision approval or by any other governmental body may be located in the buffer area. Any utility easement or use permitted within the aforesaid buffer area shall be extended generally perpendicular to the buffer area unless otherwise approved or required by the County at the time of Plan of Development or Subdivision approval. Areas disturbed for utility installation shall be restored to the extent reasonably practicable. The buffer area may be included as a part of 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,


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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Willis L. Rash