

R-3C
BURBERRY
PROP. KIMBER-WICKE
SEC. 2
29
3.6 Ac.

A-1

R-2AC
WESTCHASE
R-2C

R-2C

R-2C

NUCKOLS ROAD

ROAD

A-1

WESTFIELD

SINGLE - FAMILY SUBDIVISION

PTS. of 9-1-A-7 & 8
THREE CHOPT DISTRICT

C-80C-98 ®



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

February 2, 1999

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-80C-98

Mr. Henry L. Wilton
Wilton Investment Corp.
6421 Rigsby Road
Richmond, VA 23226

Dear Mr. Wilton:

The Board of Supervisors at its meeting on January 26, 1999, granted your request to conditionally rezone property from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcel 9-1-A-7 and 8, described as follows:

Beginning at a point 544.66' from the northern line of Country Creek Way; thence S. 4° 17' 45" W., 175.64' to a point; thence N. 45° 36' 25" W., 307.80' to a point; thence S. 80° 13' 07" E., 236.54' to a point, containing .0475 acre.

The Board of Supervisors accepted the following proffered conditions, dated October 26, 1998, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Minimum Floor Area All dwellings shall have a minimum of 2,500 square feet of finished floor area except dwellings on lots which are adjacent to the Cross Creek Subdivision shall have a minimum finished floor area of 2,800 square feet.
2. 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. No chimney or gas vent enclosure may be cantilevered.
3. Clearing Limitations 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 and customary accessories, open yard areas and those limited areas required to permit utility service and driveways.
4. Covenants Prior to or concurrent with the recordation of each subdivision plat approved by the County of Henrico, Virginia, there shall be recorded in the Clerk's Office of the Circuit

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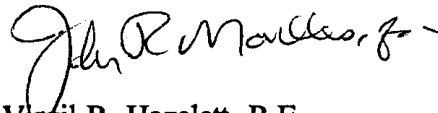
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Court of the County of Henrico, Virginia a document approved by the County of Henrico, Virginia setting forth control upon and requiring a uniform development and maintenance of the improvements in the planting strip and the entrance amenities. Additionally, the document shall provide the following stipulations:

- a. Any detached accessory building shall be constructed on either a slab or foundation; and that the exterior wall surfaces and foundation, if any, shall match the color and quality of the materials used on the dwelling.
- b. Maintenance of any common areas, entrance features, and planting strips shall be the responsibility of the homeowners association
- c. Driveways are required to be installed and must be either exposed aggregate, concrete, brick or asphalt. No driveways serving individual lots shall have direct access to Nuckols and/or Pouncey Tract Roads.

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. & Mrs. Robert B. Parkerson
Mr. & Mrs. Robert P. Bain