

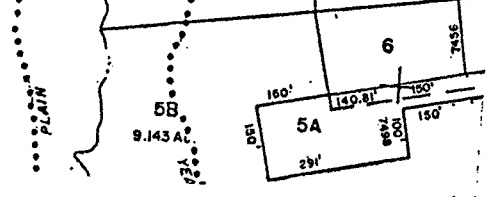
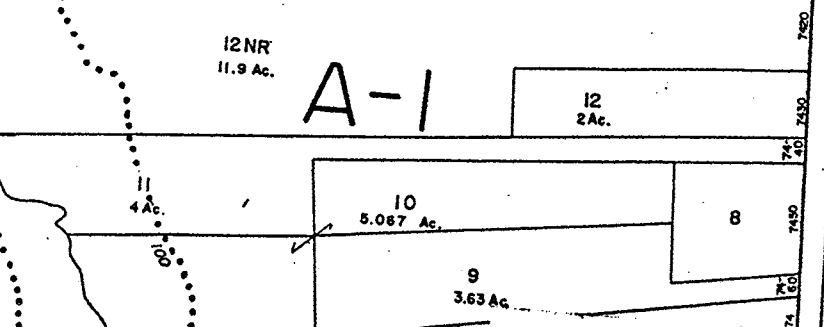
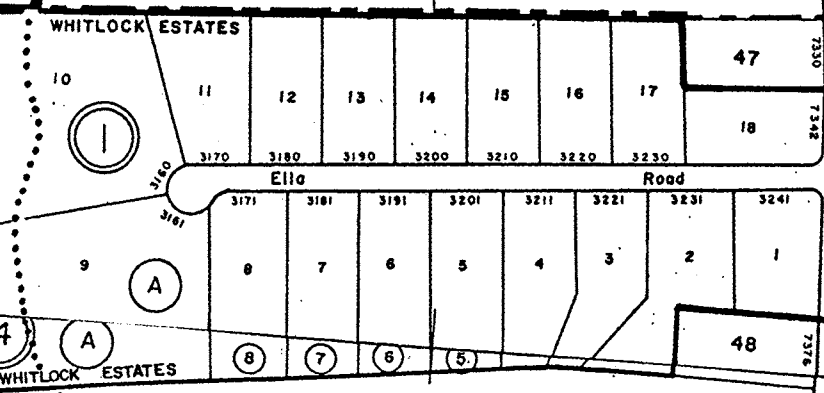
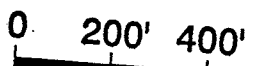
PROP. 46 WHISPERING PINES
20.0 Ac.

A-1 to R-2AC
31.98 Acres

SINGLE-FAMILY RESIDENTIAL

C-20C-99

PT. OF 216-A-51
VARINA DISTRICT



April 20, 1999

Re: Conditional Rezoning Case C-20C-99

Continental Development
2114 Spencer Road
Richmond, VA 23230

Gentlemen:

The Board of Supervisors at its meeting on April 13, 1999, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Part of Parcel 216-A-51, described as follows:

Beginning at a point in the east line of Doran Road, said point being 620' more or less south of the intersection with the east line of Doran Road and the south line of Darbytown Road; thence from said point of beginning along the east line of Doran Road, S8°09'E, a distance of 325' to a point; thence along a curve to the right having a radius of 2890', a distance of 316.09' to a point; thence continuing along the east line of said road S1°53'E, a distance of 230' to a point; thence N88°07'E, a distance of 217.8' to a point; thence S1°53'E, a distance of 200' to a point; thence S88°07'W, a distance of 217.8' to a point in the east line of Doran Road; thence along the east line of Doran Road S1°53'E, a distance of 260' to a point; thence N85°08'40"E, a distance of 1099.35' to a point; thence N4°08'20"W, a distance of 1080' to a point in the south line of Darbytown Road; thence along the south line of Darbytown Road N71°17'50"W, a distance of 100'; thence N18°42'10"E, a distance of 10'; thence N71°17'50"W, a distance of 457.22' to a point; thence along a curve to the right having a radius of 1175.92', a distance of 470' to a point; thence S34°48'20"W, 1175.92', a distance of 325' to a point in the east line of Doran Road and the point and place of beginning, containing 31.98 acres located in Varina District, Henrico County, Virginia.

The Board of Supervisors accepted the following proffered conditions, dated February 12, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The exterior portions of the foundation of any dwellings constructed on the property shall be of brick or stone. Any home, however, which has a principal exterior finish made of "dryvit" or similar finish, may have foundations consisting of the same material.
2. All chimneys of any dwellings constructed on the property shall be brick or stone except on dryvit or vinyl siding dwellings, on which the chimneys may be dryvit or vinyl siding. All

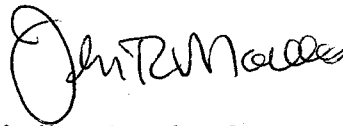
chimneys or direct vent fireplaces shall have foundations with the exposed portions made of the same material as the house foundation. No cantilevered chimneys will be allowed.

3. The minimum finished livable square footage of dwellings shall be as follows: (A) One story = 1,500 S.F.; (B) Two story = 1,800 S.F.; (C) Cape style = 1,800 S.F.
4. There shall be no one story dwellings constructed on lots that are adjacent to Darbytown Road, Doran Road or proposed Doran Road.
5. There shall be no "slab construction" of any dwellings constructed on the property, exclusive of garages, attached storage buildings, utility rooms, storage spaces, porches, stoops or accessory buildings.
6. There shall be no direct vehicular access to or from any residential lot developed on the property to or from Doran Road, proposed Doran Road or Darbytown Road.
7. A landscaped buffer a minimum of twenty-five (25) feet in width will be provided adjacent to the right-of-way line of Doran Road and the right-of-way line of Darbytown Road as such right-of-way is determined at the time of tentative subdivision review. At least ten (10) feet of such buffer shall contain landscaping, berming, or a fence, except to the extent necessary for utility easements, drainage easements, roads and other purposes requested and specifically permitted, or if required, by the Planning Commission at the time of subdivision approval; in such ten (10) feet, any roads or easements shall be generally perpendicular to the adjacent Doran Road or Darbytown Road. The balance of the buffer would permit utility easements to run through the buffer in a parallel fashion. The landscaped buffer will be coordinated with a uniform design and appearance. The buffer area shall consist of berms, fencing and landscaping, or a combination thereof. The landscape plan, showing proposed improvements within the landscaped buffer shall be submitted with the construction plans for Staff review and approval prior to the recordation of the first section of the subdivision. The landscaped buffer shall be in addition to the minimum setback requirements as specified by the R-2A zoning classification of the Henrico County Zoning Ordinance.
8. The dedication of the right-of-way for the widening of Darbytown Road and the widening and relocation of Doran Road as determined at the time of tentative subdivision review shall be part of the recorded plat of the first recorded section of such subdivision. Should the Director of Public Works, at some later date, determine that the additional right-of-way is no longer needed, the subject property would be deeded back to and made a part of the original parcel of land.
9. At least, fifty percent (50%) of all garages built on the subject property shall have side or rear entry. The developer will provide a listing of garage entries for all homes built on the subject property, at any time, upon the request of the Henrico County Planning Office.

10. There will be no more than 71 residential lots developed on the subject property.
11. At least 65% of houses constructed on lots in the subdivision of the subject property will be two story or cape style homes.
12. There will be restrictive covenants recorded in conjunction with the recordation of the first section of this subdivision. Such items included in the restrictive covenants will be that all mailboxes and lamp posts will be consistent as to design and quality; that all garage doors will have electric door openers; that all driveways will be paved and all building structures must be approved by an architectural control committee. These items are by way of illustration, not limitation.

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

JRM:jt

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Byrl S. Sutton, Jr. &
Ms. Sharon S. Johnson
Mr. E. Delmonte Lewis