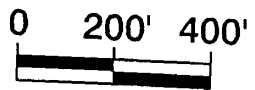


SINGLE - FAMILY RESIDENTIAL

C-20C-01



Pt. of 192-A-5

VARINA DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 19, 2001

Re: Conditional Rezoning Case C-20C-01

Mr. Dwayne Ragsdale
FDS Management
5730 Williamsburg Rd.
Sandston, VA 23150

Dear Mr. Ragsdale:

The Board of Supervisors at its meeting on June 12, 2001, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Part of Parcel 192-A-5 described as follows:

Beginning at a point marked by a rod in the southern line of Old Oakland Road, said point also being the northwest corner of the 16.5 ± acre property acquired by the Clara M. Ingram Trust, then south 3° 49' 42" west for a distance of 92.23' to a rod, then south 30° 51' 59" west for a distance of 176.36' to a rod, then south 30° 16' 31" west for a distance of 844.64' to a rod, then north 64° 42' 01" east for a distance of 621.42' to a rod, then south 20° 53' 54" east for a distance of 18.00' to a rod, then northeast for a distance of approximately 370' ± along the centerline of a creek to a rod, then north 83° 33' 57" west for a distance of 166.41' to a rod, then north 60° 17' 54" east for a distance of 147.92' to a rod, then north 83° 7' 53" west for a distance of 64.41' to a rod, then north 1° 56' 08" east for a distance of 80.41' to a rod, then north 85° 17' 52" west for a distance of 55.24' to a rod, then north 40° 6' 11" west for a distance of 318.33' to a rod, then along the south line of Old Oakland Road south 87° 36' 46" west for a distance of 432.82' to a point marked by a rod and the place of beginning, and as shown on a plat entitled "Ingram Property" totaling 12.7 ± acres on Old Oakland Road in the Varina Magisterial District of Henrico County, Virginia.

The Board of Supervisors accepted the following proffered conditions, dated June 1, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The applicant agrees to dedicate up to 25 feet of right-of-way from the centerline of Old Oakland Road to Henrico County for purposes of future road widening at the time of final subdivision plat approval.

2. No homes shall have cantilever chimneys. All chimneys or direct vent fireplaces shall have foundations with the exposed portions made of the same material as the house foundation.
3. There shall be no "slab construction" of any dwellings constructed on the property, exclusive of garages, basements, attached storage buildings, utility rooms, Florida rooms, storage spaces, porches, stoops or accessory buildings.
4. All utilities must be buried underground.
5. No lots being proposed shall have a rear lot line located along the right-of-way of Old Oakland Road.
6. The proposed development will connect to Old Oakland Road, located along the northern property line and the existing stub road, Northbury Avenue to the west.
7. The property shall be developed in substantial conformance with the Conceptual Plan as illustrated in Exhibit "A" unless otherwise requested and specifically approved by the Planning Commission at the time of subdivision approval.
8. There will be no more than 31 residential lots developed on the subject property.
9. The exterior portions of the foundations of any dwelling constructed on the property shall be of brick or stone.

Prior 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), a document shall be recorded 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. Said covenants shall include requirement for:

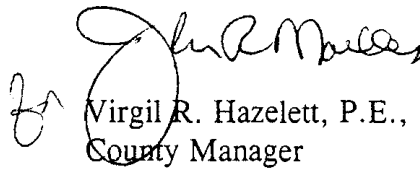
- A. The builder shall be required to furnish and install two shade trees per lot, 2 ½-3" cal., 6'-8' in height and to be installed prior to the granting of the Certificate of Occupancy.
- B. Mailboxes provided for the individual lots within the subdivision shall be uniform.

Mr. Dwayne Ragsdale
FDS Management
June 19, 2001

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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. Robert L. Stout
Clara M. Ingram Trust