

C-18C-02

FAIRFIELD DISTRICT

Scale: 1" = 400'

ZERO LOT LINE RESIDENTIAL

April 2002

Ref. 790-764-6385



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

May 21, 2002

Re: Conditional Rezoning Case C-18C-02

Mr. Roy B. Amason
Virginia Center, LLC
1504 Santa Rosa Road
Suite 202
Richmond, VA 23239

Dear Mr. Amason:

The Board of Supervisors at its meeting on May 14, 2002, granted your request to conditionally rezone property from R-6C General Residence District (Conditional) to R-5AC General Residence District (Conditional), Parcel 790-764-6385 (44-A-1) described as follows:

Beginning at a point located on the southwest corner of the property running N 27°01'30" E 337.80' to a point; thence N 30°52'10" E 195.00' to a point; thence S 62°05'15" E 137.52' to a point; thence S 43°17'35" W 542.27' to a point; thence S 05°45'00" W 150.00' to a point; thence S 31°47'50" W 275.00' to a point; thence S 79°19'00" W 126.00' to a point; thence S 52°25'35" W 117.62' to a point; thence along a non tangent curve to the right radius 525.00 a distance of 635.27' to the point of beginning, containing 8.416 acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated April 3, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. There is an Association for the Virginia Center neighborhood and there is an Architectural Board for the Virginia Center neighborhood which maintains the spine road, gatehouse, all landscaped areas, street signs, and entrance monuments. This Association maintains the existing main spine road which is the 50 foot right-of-way with a 36 foot wide roadway. This 36 foot wide spine road is built to County quality standards on property of the aforesaid association.
2. The Architectural Board also ensures consistency through-out the parcels concerning quality, entrance monuments, signage and site lighting, and ensures that sidings shall be a variety of textures that will allow high

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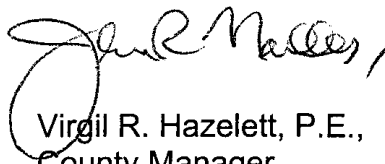
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quality and low maintenance. These shall include brick and vinyl. The architecture and building materials shall be substantially similar to that of Fairway Homes, Crosspoint, at Virginia Center.

3. There shall be a maximum of 28 zero lot line, detached, single family homes. At least 80% of the lots shall have a minimum lot width of 60 feet.
4. The buildings shall be built on the property as per Exhibit "B" titled "Preliminary Plan", dated February 28, 2002 by Michael E. Doczi & Associates, PLLC (see case file).
5. Entrance, signage and landscaping will complement those in Fairway Homes, Crosspoint, at Virginia Center.
6. All roads to be constructed in the development shall be privately maintained, but shall be constructed in accordance with the County of Henrico's Public Road Standards and Specifications with respect to pavement design.

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,


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

pc: Director, Real Estate Assessment
Conditional Zoning Index
Michael E. Doczi