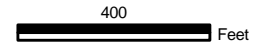


A-1 to R-2AC
7.53 Ac.

C-48C-05 Zoning

Single-Family Residential

Brookland District





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

November 15, 2005

Randy Gibson
9761 Sliding Hill Road
Suite 203
Ashland, VA 23005

Re: Conditional Rezoning Case C-48C-05

Dear Sir:

The Board of Supervisors at its meeting on November 8, 2005, granted your request to conditionally rezone property from A-1, Agricultural District, to R-2AC One Family Residence District (Conditional), Parcel 762-771-2433 and Part of Parcel 762-771-7035, described as follows:

Beginning at a point along the South line of Old Springfield Road being 494± feet from the extended intersection of the South line of Old Springfield Road and the West line of Mountain Road; thence departing the South line of Old Springfield Road, S 06°17'46" E 204.40 feet to a point; thence S 37°24'56" W 608.56 feet to a point; thence S 03°03'00" W 154.04 feet to a point; thence S 77°59'00" W 232.20 feet to a point; thence N 03°03'00" E 712.85 feet to a point; thence N 15°45'30" E 133.10 feet to a point along the South line of Old Springfield Road; thence continuing along the South line of Old Springfield Road, N 84°31'32" E 510.90 feet to a point being the point of beginning containing 328,123 square feet or 7.532 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated November 7, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Foundations:** All exposed foundations of each unit shall be brick or stone and constructed on a crawl space.
2. **Density:** The maximum density shall not exceed 2.0 lots per acre.

3. **Underground Utilities:** Except for junction boxes, meters, pedestals, transformers, transmission mains and existing overhead utility lines all utility lines shall be underground.
4. **Street Trees:** 2 ½" caliper trees shall be provided, equally spaced, within 25-feet of the right-of-way unless an equivalent tree save area exists within said 25-feet. The total number of trees shall be 2 times the number of lots.
5. **Steps & Stoops:** Steps and stoops to the main entrance of homes shall be brick.
6. **Chimneys:** Chimneys constructed on the exterior wall of the home shall be constructed of brick. All exterior chimneys shall have full foundations with the exterior of said foundation, visible above ground level, constructed of brick. The exposed portion of a flue for a direct vent gas fireplace shall be constructed of the same material used on the home and shall be build on a foundation constructed of the same material as the home foundation.
7. **Fireplaces:** Any fireplaces or heating elements that require over a three (3) inch diameter flue and are constructed on the exterior wall of the home shall be constructed of brick, stone or dryvit; gas or ornamental fireplaces may be wall-vented with no chimneys as allowed by applicable building codes.
8. **Driveways:** All driveways for each lot shall be finished with either asphalt, concrete, or exposed aggregate.
9. **Public Water and Sewer:** All homes constructed on the Property shall be served by public water and sewer.
10. **Curb and Gutter:** Roll Face (3'-0" section) curb and gutter shall be utilized.
11. **Yards:** The front and side yards of the lots on the Property shall be sodded and irrigated.
12. **Lot Width:** The minimum lot width, at the building line, as defined by Henrico County, shall be eighty-five (85) feet.
13. **Garages:** All homes on the Property shall have two (2) car garages. Any front loaded garage shall be set back at least two feet from the front of such home.
14. **Fences:** Any fences or walls greater than forty-two (42) inches in height must be constructed of finished masonry or constructed with a combination of masonry piers and aluminum, metal, or cast iron pickets. No wooden stockade-style fences or chain link fences shall be permitted.

15. **Construction Material:** The exterior wall surfaces of all homes on the Property (with the exception of foundations, trim and architectural treatments) shall be constructed with vinyl, hardiplank, or brick covering. All homes utilizing all brick on the front exterior wall surface shall have the brick wrap at least twelve (12) inches around the corner of the side elevations.
16. **House Size:** The minimum finished and heated square footage of any dwelling, except the existing dwelling, shall be 2000 square feet.
17. **Old Springfield Road Access:** There shall be no more than one entrance off of Old Springfield Road. There shall be no lot with a direct entrance off of Old Springfield Road except for the existing house.
18. **Exception:** These proffers are not applicable to the existing home on the Property, with the exception that proffers 2 is applicable to the existing home on the Property.
19. **Severance:** The unenforceability, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

The Planning Department 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

pc: Balzer & Associates
Mr. Steven A. Serafim
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning