



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 18, 1997

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-3C-97

Mr. Henry L. Wilton
Wilton Development Corp.
6421 Rigsby Rd.
Richmond, VA 23226

Dear Mr. Wilton:

The Board of Supervisors at its meeting on March 12, 1997, granted your request to conditionally rezone property from RTHC Residential Townhouse District (Conditional) to R-4C One Family Residence District (Conditional), Parcels 119-A-1A & 1C, Pt. 119-A-1E, described as follows:

Beginning at a point on the north line of Neale Street, said point being 929.17' east of the east line of Mechanicsville Turnpike, (US Route 360); thence N. 07' 20" E, 500.00', to a point; thence N.13° 02' 58" W., 364.27' to a point; thence S. 85° 03' 39" E. 790.00' to a point; thence S 08° 34' 00" W., 350.00' to a point; thence S. 35° 02' 37" W., 136.95' to a point; thence S. 31° 07' 20" W., 490.00' to a point; thence S. 31° 07' 20" W., 160.00' to a point; thence N. 58° 52' 40" W., 440.00' to a point; thence N. 58° 52' 40" W., 140.00' to the point of beginning, encompassing 14.50 +- acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. Size of Single Family Dwellings. The square footage requirements shall be a minimum of 1,300 square feet for ranchers, 1,400 square feet for cape cods, and 1,600 square feet for two-story dwellings. No more than four (4) of the dwellings shall be developed as ranchers. Dwellings immediately adjacent to Maplewood Farms shall have a minimum square footage of 1,600 square feet.
2. Foundations. The exposed exterior portions of residential foundations shall be constructed of brick.
3. Foundations. Foundations for residential dwelling shall have crawl spaces unless the Building Official determines that a crawl space is not feasible because of structural concerns documented in a report from a professional engineer.
4. Modular Homes. No modular homes shall be constructed on the property.

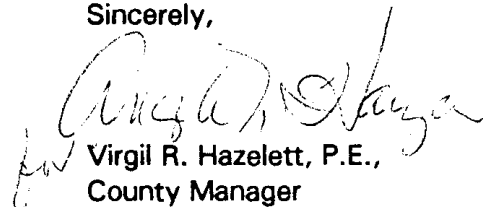
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5. Buffer. A fifteen foot (15') landscaped buffer to newly developed lots shall be provided along the Neale Street frontage. The buffer will not be in addition to the minimum setback requirements. The buffer shall contain a mixture of trees and shrubs as approved by the Planning Commission at subdivision plan review.
6. Historic Site. The County can create a photographic inventory of the early 20th century Maplewood farm house and surrounding buildings that falls within the property. This area shall remain undisturbed for a period of six (6) months after rezoning is approved to allow the county to create a photographic inventory.
7. Access. In addition to the entrance on Neale Street, a connection to Maplewood Farms via Darton Drive and a stub road to the R-5C property located to the north shall be provided as approved by the Planning Commission.
8. Neale Street Frontage: No more than one (1) of the lots to be developed will have direct driveway access to Neale Street.
9. Density. The overall density of the property shall not exceed 3.6 units per acre.
10. Trees. Within the 35-foot setback requirements for rear yards of lots adjacent to Maplewood Farms north of the Darton Drive Stub Road, no cutting of any trees of five (5) inch caliper or greater shall be allowed except for drainage and utility easements required by the County of Henrico. Dead or diseased trees of five (5) inch caliper or greater may be removed with the concurrence of the Director of Planning.

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. Charles J. Keck