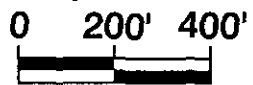


32-A-76-77-79 & 81

FAIRFIELD DISTRICT

AMEND PROFFERED CONDITIONS

**C-89C-97**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

February 3, 1998

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-89C-97

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

Dear Mr. Wilton:

The Board of Supervisors at its meeting on January 28, 1998 granted your request to amend proffered conditions on Conditional Rezoning Cases C-44C-96, being Parcels 32-A-76, 77, 79, and 81.

The following substitute proffered conditions accepted by the Board of Supervisors, further regulate the use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance).

These proffers will replace the proffers for C-44C-96. These proffers amend proffers No. 4, No. 8 and No. 10 and add proffer No. 11 of C-44C-96 while all other proffers remain the same.

1. Size of Single Family Dwellings: The dwellings within the entire Greenwood Glen Subdivision shall have the following minimum finished floor areas: 20 percent at no less than 1,600 square feet, 20 percent at no less than 1,700 square feet, 40 percent at no less than 1,800 square feet, and 20 percent at no less than 1,900 square feet.
2. Foundations: The exposed exterior portions of residential foundations shall be constructed of brick. Any home, however, which has a principal exterior finish made of "dryvit" or similar finish may have foundations consisting of the same material. Foundations of residential dwellings will have crawl spaces unless structural concerns dictate a different foundation system as determined by a structural engineer, report to be submitted and confirmed by appropriate County engineer at the time of building permit stage. Stab foundation will be used only in the event that a crawl space foundation is deemed not to be structurally possible by a structural engineer and confirmed by the County.
3. Fireplaces: All chimneys shall be brick except on "dryvit" siding homes, on which the chimney may be "dryvit". All direct vent fireplaces shall have foundations with the exposed portions made of the same material as the house foundations. No cantilevered chimneys to be allowed.
4. Entrances: The Greenwood Road entrance to the subdivision shall have: (a) brick sign monument and (b) 42" high board fencing with scalloped top or 3 board fencing. The entrance sign and fencing shall be maintained by the homeowners association.

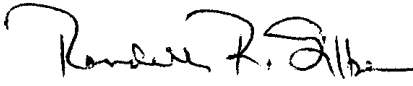
Mr. Henry L. Wilton  
Wilton Development Corp.  
February 3, 1998  
C-89C-97

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5. Covenants and Restrictions: Prior to 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), there shall be recorded a document 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. Such controls shall identify all proffered conditions.
6. The overall density of the property shall not exceed 2.4 units per acre
7. All dwellings to be developed shall be served by public water and sewer. Utility easements shall be provided to adjacent property owners upon written request for their collective use. Location of the easements to be determined at the time of subdivision review.
8. No lot developed on the property shall have a driveway providing direct vehicle access to Greenwood Road except for the existing driveway to 10721 Greenwood Road on the parcel known as Lot 4, Block D, Section One, Greenwood Glen. If the existing home is ever removed, any new home constructed on this lot shall front on and be accessed from Hunton Commons Lane and not Greenwood Road. See attached Exhibit "A".
9. Developer agrees to include stub. Roads on the Tentative Plan as approved by the Planning Commission of Henrico.
10. There shall be a 25' planting strip along Greenwood Road. This planting strip shall be contained within individual lots. Landscaping in the planting strip shall be maintained by the property owner(s) of each lot that contains part of the planting strip. There shall be no stockade fencing within the planting strip.
11. Any building setback along Greenwood Road shall be at least 37' and may include the 25' planting strip.

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 condition in the Conditional Zoning Index.

Sincerely,

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

cc: Director, Real Estate Assessment  
Conditional Zoning Index