



**R-2C to R-2AC
15.796
Ac.**

A-1

SINGLE - FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

C-82C-98



HENRICO COUNTY PLANNING OFFICE

9-A-24 & 25

See (17-A-8A)

See (17-A-8)

See (17-A-12)

See (17-



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

February 2, 1999

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-82C-98

Mr. Daniel T. Schmitt, Vice-President &
General Manager
H.H. Hunt/Wyndham Development Corp.
100 Concourse Blvd., Suite 100
Glen Allen, VA 23060

Dear Mr. Schmitt:

The Board of Supervisors at its meeting on January 26, 1999, granted your request to conditionally rezone property from R-2C One Family Residence District (Conditional) to R-2AC One Family Residence District (Conditional), Parcel 9-A-25 and part of Parcel 9-A-24, described as follows:

Beginning at a point in the southerly right-of-way line of Nuckols Road at the intersection of Tax Parcel Nos. 9-A-24 and 9-A-20; thence south $66^{\circ} 31' 05''$ east 41.83 feet to a point; thence south $11^{\circ} 45' 10''$ west 289.66 feet to a point; thence south $7^{\circ} 15' 10''$ east 100 feet to a point; thence south $15^{\circ} 28' 55''$ west 296.38 feet to a point; thence south $7^{\circ} 36' 45''$ west 167.61 feet to a point; thence south $13^{\circ} 41' 15''$ west 281.03 feet to a point; thence south $18^{\circ} 22' 40''$ west 229.81 feet to a point; thence south $83^{\circ} 05' 05''$ west 50.04 feet to a point; thence north $88^{\circ} 18' 50''$ west 596.32 feet to a point; thence north $0^{\circ} 25' 55''$ west 364.45 feet to a point in the southerly right-of-way line of Nuckols Road; thence along the southerly right-of-way line of Nuckols Road north $39^{\circ} 43' 45''$ east 157.40 feet to a point; thence north $40^{\circ} 41' 43''$ east 296.54 feet to a point; thence north $39^{\circ} 43' 45''$ east 453.74 feet to a point; thence along a curve to the right with a radius of 1280.55 feet, a distance of 416.04 feet to the point and place of beginning, containing 15.796 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated January 22, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Greenbelt. A greenbelt for landscaping, natural open areas and scenic vistas will be provided thirty (30) feet in width adjacent to the right-of-way line of Nuckols Road, except to the extent necessary for utility easements, bicycle paths, jogging trails, signage, sidewalks, access driveways for major project areas and other purposes requested and specifically permitted, or if required, at the time of subdivision approval, or by any other governmental body.
2. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
3. Overall Density. No more than twenty-eight (28) residential lots shall be created on the Property.

Mr. Daniel T. Schmitt, Vice-President &
General Manager
H.H. Hunt/Wyndham Development Corp.
February 2, 1999

2

4. Driveways. No driveways serving individual dwellings shall have direct access to Nuckols Road.
5. Foundations. The exposed exterior portions of exterior single-family residence foundations shall be constructed of brick or natural stone; however, the exposed exterior portions of exterior foundations for single-family detached residences may be constructed of exterior insulating finish systems (E.I.F.S.) if applied to a masonry surface, provided that the exterior walls of such residence are sided primarily in E.I.F.S.
6. Protective Covenants. 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), 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 and annexing the Property to become a part of Wyndham.
7. Square Footage; Lot Width. Residences shall have a minimum of 2500 square feet of finished floor area. Lots shall have a minimum lot width of ninety (90) feet.
8. Chimneys. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of brick or a siding similar to the exterior treatment of the dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundations.
9. 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.

Approval of this rezoning by the Henrico Board of Supervisors was also subject to the understanding that prior to acceptance of a subdivision request by the County, the applicant will meet with the adjoining landowner and staff to evaluate access criteria.

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. James W. Theobald, Esquire