

**REZ2017-00017**  
**Zoning**

Single-Family Residential  
 & Amend Preferred Conditions  
 (REZ2016-00002)

Fairfield District  
 500



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO



John A. Vithoukas  
County Manager

August 15, 2017

HHHunt River Mill, LLC  
c/o Mr. Hans Klinger  
11237 Nuckols Road  
Glen Allen, VA 23059

Re: Rezoning Case REZ2017-00017

Dear Mr. Klinger:

The Board of Supervisors at its meeting on August 8, 2017, granted your request to conditionally rezone from R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) to R-5AC General Residence District (Conditional) (0.761 acres) and RTHC Residential Townhouse District (Conditional) (1.157 acres) and amend proffer #28 accepted with REZ2016-00002 (141.56 acres) Parcels 779-773-9041, 780-772-8360, 781-773-2686, and 782-773-0113 and part of Parcels, 778-772-7200, and 780-774-2957 containing 143.478 acres located approximately 500' west of the intersection of Brook Road (U.S. Route 1) and Magnolia Ridge Drive, described as follows:

**PARCEL "R-5AC":**

Beginning at a point having Virginia State Plane Coordinates (NAD83) Northing 3,772,353.19, Easting 11,779,017.14, said point being the POINT OF BEGINNING; thence S 89°19'09" E, a distance of 1102.25 feet; thence N 18°39'31" E, a distance of 519.20 feet; thence N 85°23'29" W, a distance of 103.09 feet; thence N 85°20'02" W, a distance of 559.16 feet; thence N 11°41'33" E, a distance of 331.40 feet; thence N 07°50'53" W, a distance of 354.33 feet; thence S 86°39'34" W, a distance of 449.34 feet; thence N 00°42'01" E, a distance of 144.66 feet; thence N 77°01'54" E, a distance of 427.68 feet; thence N 04°24'50" E, a distance of 755.03 feet; thence S 63°46'48" E, a distance of 995.36 feet; thence N 39°37'31" E, a distance of 472.33 feet; thence, Northwesterly along a non-tangent curve to the right, being concave to the Northeast, having a radius of 300.00 feet, a central angle of 08°13'44", a tangent length of 21.58 feet, a chord bearing of N 31°06'23" W, a chord length of 43.05 feet, a distance of 43.09 feet along the arc of said curve; thence N 26°59'30" W, a distance of 186.46 feet; thence, Easterly along a non-tangent curve to the right, being concave to the South, having a radius of 350.00 feet, a central angle of 43°45'35", a tangent length of 140.56 feet, a chord bearing of N 84°54'56" E, a chord length of 260.86 feet, a distance of

267.31 feet along the arc of said curve; thence N 22°31'46" E, a distance of 312.14 feet to the center of the Chickahominy River; thence, with the centerline of the Chickahominy River as it meanders, the following twenty-two (22) courses; (1) thence, S 80°29'28" E, a distance of 16.22 feet; (2) thence S 89°31'27" E, a distance of 18.06 feet; (3) thence S 85°04'38" E, a distance of 20.04 feet; (4) thence S 84°39'17" E, a distance of 25.12 feet; (5) thence S 70°30'57" E, a distance of 22.28 feet; (6) thence S 60°45'36" E, a distance of 25.20 feet; (7) thence S 57°05'41" E, a distance of 28.55 feet; (8) thence S 59°03'18" E, a distance of 57.25 feet; (9) thence S 64°03'57" E, a distance of 55.87 feet; (10) thence S 43°01'58" E, a distance of 64.04 feet; (11) thence S 43°01'58" E, a distance of 131.38 feet; (12) thence S 47°53'33" E, a distance of 173.89 feet; (13) thence S 42°08'17" E, a distance of 193.85 feet; (14) thence S 41°46'03" E, a distance of 296.94 feet; (15) thence S 75°25'23" E, a distance of 97.18 feet; (16) thence S 47°20'21" E, a distance of 95.65 feet; (17) thence S 15°35'16" E, a distance of 47.22 feet; (18) thence S 13°18'31" W, a distance of 182.93 feet; (19) thence S 56°17'52" E, a distance of 107.01 feet; (20) thence S 50°30'12" E, a distance of 211.46 feet; (21) thence S 52°47'16" E, a distance of 166.74 feet; (22) thence S 42°16'57" E, a distance of 25.33 feet; thence, departing the centerline of the Chickahominy River, S 13°37'13" W, a distance of 494.03 feet; thence S 66°52'47" E, a distance of 475.00 feet; thence S 05°45'41" E, a distance of 35.29 feet; thence S 05°45'22" E, a distance of 1000.63 feet; thence S 34°14'56" W, a distance of 233.47 feet; thence N 80°16'46" W, a distance of 745.96 feet; thence N 80°16'46" W, a distance of 486.35 feet; thence N 09°43'14" E, a distance of 219.13 feet; thence, Easterly along a non-tangent curve to the right, being concave to the South, having a radius of 900.00 feet, a central angle of 02°30'47", a tangent length of 19.74 feet, a chord bearing of S 81°32'10" E, a chord length of 39.47 feet, a distance of 39.47 feet along the arc of said curve; thence S 80°16'46" E, a distance of 336.63 feet; thence N 09°43'14" E, a distance of 84.20 feet; thence, Northerly along a tangent curve to the left, being concave to the West, having a radius of 650.00 feet, a central angle of 16°11'26", a tangent length of 92.45 feet, a chord bearing of N 01°37'31" E, a chord length of 183.06 feet, a distance of 183.68 feet along the arc of said curve; thence, Northerly along a tangent curve to the right, being concave to the East, having a radius of 500.00 feet, a central angle of 17°19'10", a tangent length of 76.15 feet, a chord bearing of N 02°11'23" E, a chord length of 150.57 feet, a distance of 151.14 feet along the arc of said curve; thence N 10°50'58" E, a distance of 75.50 feet; thence N 79°09'02" W, a distance of 231.81 feet; thence, Westerly along a tangent curve to the left, being concave to the South, having a radius of 1100.00 feet, a central angle of 05°31'45", a tangent length of 53.12 feet, a chord bearing of N 81°54'55" W, a chord length of 106.11 feet, a distance of 106.15 feet along the arc of said curve; thence N 84°40'48" W, a distance of 76.88 feet; thence, Northerly along a non-tangent curve to the right, being concave to the East, having a radius of 500.00 feet, a central angle of 14°35'18", a tangent length of 64.00 feet, a chord bearing of N 12°36'51" E, a chord length of 126.96 feet, a distance of 127.31 feet along the arc of said curve; thence N 19°54'30" E, a distance of 38.50 feet; thence N 70°05'30" W, a distance of 182.25 feet; thence S 16°35'17" W, a distance of 123.63 feet; thence N 73°24'43" W, a distance of 182.10 feet; thence S 04°23'16" W, a distance of 121.72 feet; thence N 85°36'44" W, a distance of 262.46 feet; thence, Westerly along a tangent



curve to the right, being concave to the North, having a radius of 700.00 feet, a central angle of 21°49'56", a tangent length of 135.00 feet, a chord bearing of N 74°41'46" W, a chord length of 265.12 feet, a distance of 266.73 feet along the arc of said curve; thence N 63°46'48" W, a distance of 278.49 feet; thence S 26°13'12" W, a distance of 276.62 feet; thence, Southerly along a tangent curve to the left, being concave to the East, having a radius of 500.00 feet, a central angle of 21°44'26", a tangent length of 96.02 feet, a chord bearing of S 15°20'59" W, a chord length of 188.59 feet, a distance of 189.72 feet along the arc of said curve; thence S 04°28'46" W, a distance of 307.97 feet; thence, Westerly along a non-tangent curve to the left, being concave to the South, having a radius of 930.00 feet, a central angle of 25°33'29", a tangent length of 210.93 feet, a chord bearing of S 81°42'02" W, a chord length of 411.42 feet, a distance of 414.85 feet along the arc of said curve; thence S 68°55'17" W, a distance of 789.02 feet; thence N 15°59'15" W, a distance of 560.18 feet, returning to the Point of Beginning.

LESS AND EXCEPT (0.25 acres) the following described lands: Beginning at a point having Virginia State Plane Coordinates (NAD83) Northing 3,773,230.41, Easting 11,773,230.41, said point being the POINT OF BEGINNING; thence S 85°01'08" W, a distance of 100.62 feet; thence N 06°49'25" W, a distance of 108.36 feet; thence N 82°27'58" E, a distance of 99.95 feet; thence S 07°08'23" E, a distance of 112.84 feet, returning to the Point of Beginning, described parcel containing 0.25 acres, more or less. BEING the same land described in Will Book 14, Page 374, Clerk of Court, Henrico County, Virginia.

Described Parcel contains 141.560 acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated May 23, 2017, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

#### APPLICABLE TO ALL

1. The proffers applicable to the respective zoning districts and parcels set forth in REZ2016-00002 shall be applicable to the zoning districts and parcels as amended hereby so as to have the effect of revising the parcel descriptions submitted with REZ2016- 00002 as though such revised descriptions had been a part of such case and thereby bound by the proffers applicable thereto.

#### APPLICABLE TO R-5AC-ZONED PROPERTY

2. Condition 28 of REZ2016-00002 is hereby amended and restated as follows:

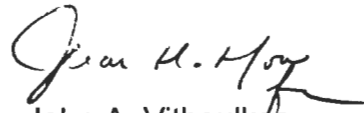
**Minimum Sizes.** The minimum finished floor area of each home shall be 1,700 square feet. Ninety percent (90%) of the lots shall be a minimum of fifty-five (55)

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feet in width. Twenty-five (25) percent of the lots shall have a minimum width of seventy (70) feet.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoulkas  
County Manager

pc: Winfrey Road, LLC  
Nathalie W. Schermerhorn  
James W. Theobald, Esquire  
Director, Real Estate Assessment  
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools