

O-1C
See (9-A-20)

R-2C

R-2C
NUCKOLS

A-1

R-2AC

A-1

R-2C

17C
7.56 Ac.

R-2C to R-2AC
11.6+ Ac.

R-5C

A-1

22
18.6 Ac.

17B
10.580 Ac.

15
10 Ac.

14
18.25 Ac.

13
12 Ac.

23A
7.530 Ac.

A-1

O/SR

21
3.5 Ac.

A-1

22
2 Ac.

SINGLE-FAMILY RESIDENTIAL

C-29C-99

O-2C

PT. of 10-A-12
THREE CHOPT DISTRICT





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

May 18, 1999

Re: Conditional Rezoning Case C-29C-99

Mr. Daniel T. Schmitt
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 May 11, 1999, granted your request to conditionally rezone property from R-2C One Family Residence District to R-2AC One Family Residence District (Conditional), Part of Parcel 10-A-12, described as follows:

BEGINNING at a point on the southern right-of-way line of Nuckols Road 1160' ± west of the western line of Shady Grove Road; thence leaving the southern right-of-way line of Nuckols Road S 18°04'45" W 81.64' to a point; thence S 18°55'00" E 106.41' to a point; thence S 80°36'40" W 114? ± to a point at the approximate location of the line for the 100 year flood plain; thence along the meandering of the flood plain line in a northerly direction a distance of 739' ± to a point on the southern right-of-way line of Nuckols Road; thence S 71°55'15" E 10' ± to a point; thence S 71°55'15" E 1178.98' to the point and place of beginning, containing 11.6 +- acres.

The Board of Supervisors accepted the following proffered conditions, dated April 13, 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.

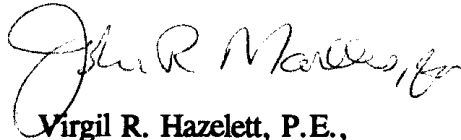
3. **Driveways.** No driveways serving individual dwellings shall have direct access to Nuckols Road.
4. **Foundations.** The exposed exterior portions of exterior single-family residence foundations shall be constructed of brick or natural stone; however, the exposed exterior portions of exterior foundations 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.
5. **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.
6. **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.
7. **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.
8. **Overall Density.** No more than twenty-one (21) residential lots shall be created on the Property.
9. **Access.** The public roads within the property shall be designed to provide access over a dedicated right of way from Tax Parcel 10-A-17C to Nuckols Road.
10. **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.

Mr. Daniel T. Schmitt
H. H. Hunt/Wyndham Development Corp.
May 18, 1999

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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,

A handwritten signature in cursive script, appearing to read "Virgil R. Hazelett".

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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Charles H. Rothenberg, Esquire