

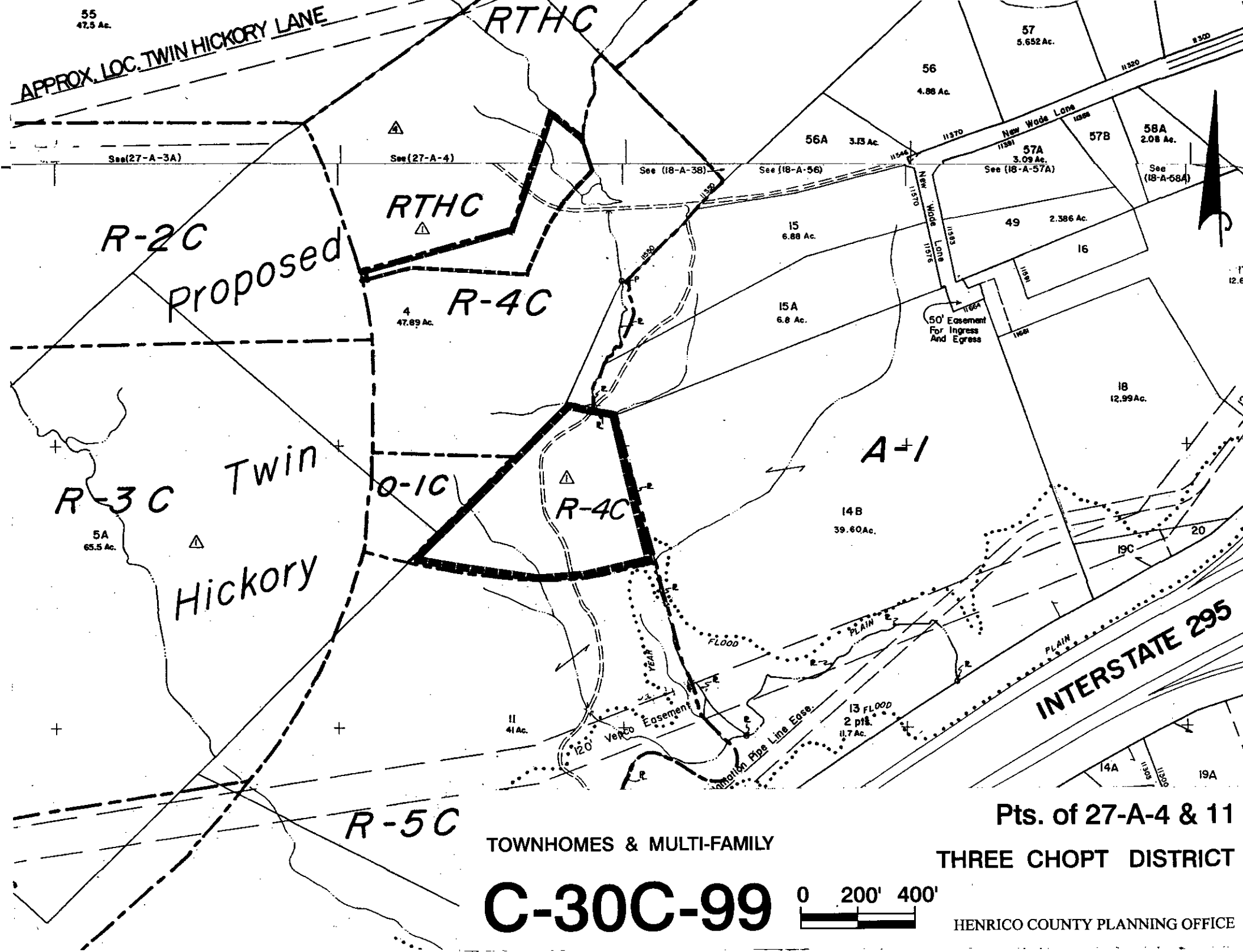
TOWNHOMES & MULTI-FAMILY

C-30C-99



Pts. of 27-A-4 & 11
THREE CHOPT DISTRICT

HENRICO COUNTY PLANNING OFFICE





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 18, 1999

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-30C-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-4C One Family Residence District (Conditional) to RTHC Residential Townhouse and R-5C General Residence Districts (Conditional), Part of Parcels 27-A-4 and 11, described as follows:

R-4C TO RTH-C

Beginning at a point on the east line of Concept Road 27-1, said point being 544.55' south of the south line extended Twin Hickory Road; thence from said point of beginning and leaving the east line of Concept Road 27-1 N 75° E, 510' to a point; thence N 20° 20' E, 430.2' + to the centerline of an unnamed creek; thence continuing along the meandering of the centerline of the unnamed creek in a southeasterly direction 111' + to a point; thence leaving the centerline of the unnamed creek S 7° 52' E, 159.88' + to a point; thence S 50° 45' W, 82.48' to a point; thence S 35° 08' W, 164.95' to a point; thence S 17° 50' W, 138.37' to a point; thence N 86° 35' W, 437.08' to a point; thence S 81° 43' W, 108.09' to a point on the east line of Concept Road 27-1; thence continuing along the east line of Concept Road 27-1 along a curve to the left with a radius of 1,616.39' and a length of 4.69' in a northerly direction to the point and place of beginning, containing 2.167 + acres of land.

R-4C TO R-5C

Beginning at a point in the centerline of Road CC, said point being 148.56' east of the East line of Concept Road 27-1; thence from said point of beginning and leaving the centerline of Road CC N 46° 41' 10" E, 147.29' to a point; thence N 45° 14' 45" E, 621.43' + to a point in the edge of a proposed lake; thence continuing along the edge of a proposed lake meandering in an easterly direction 220' + to a point in the centerline of an unnamed creek; thence continuing along the meandering of the centerline of the unnamed creek in a southerly direction 577.10' +- to a point in the centerline of Road CC; thence continuing along the centerline of Road CC in a westerly direction along a curve to the right with a radius of 1,284.96' and a length of 700.90' + to a point; thence N 77° 40' W, 189.37' to the point and place of beginning containing 7.127 + acres of land.

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

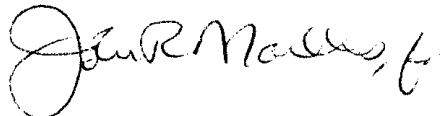
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The Board of Supervisors accepted the following proffered conditions, dated May 7, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

The proffers applicable to the respective zoning districts and parcels set forth in Case No. C-48C-98 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 Case C-48C-98 as though such revised descriptions had been a part of such Case and thereby bound by the proffers applicable thereto, including, but not limited to, a restriction of no more than 378 residential units on the subject 7.127 acre Property and Parcels 5 and 6 of Case No. C-48C-98 in the aggregate.

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
Mr. Richard W. Jamerson
Mr. Forrest G. Urban