

R-3C & R-2AC to R-2AC
21.574 Acres

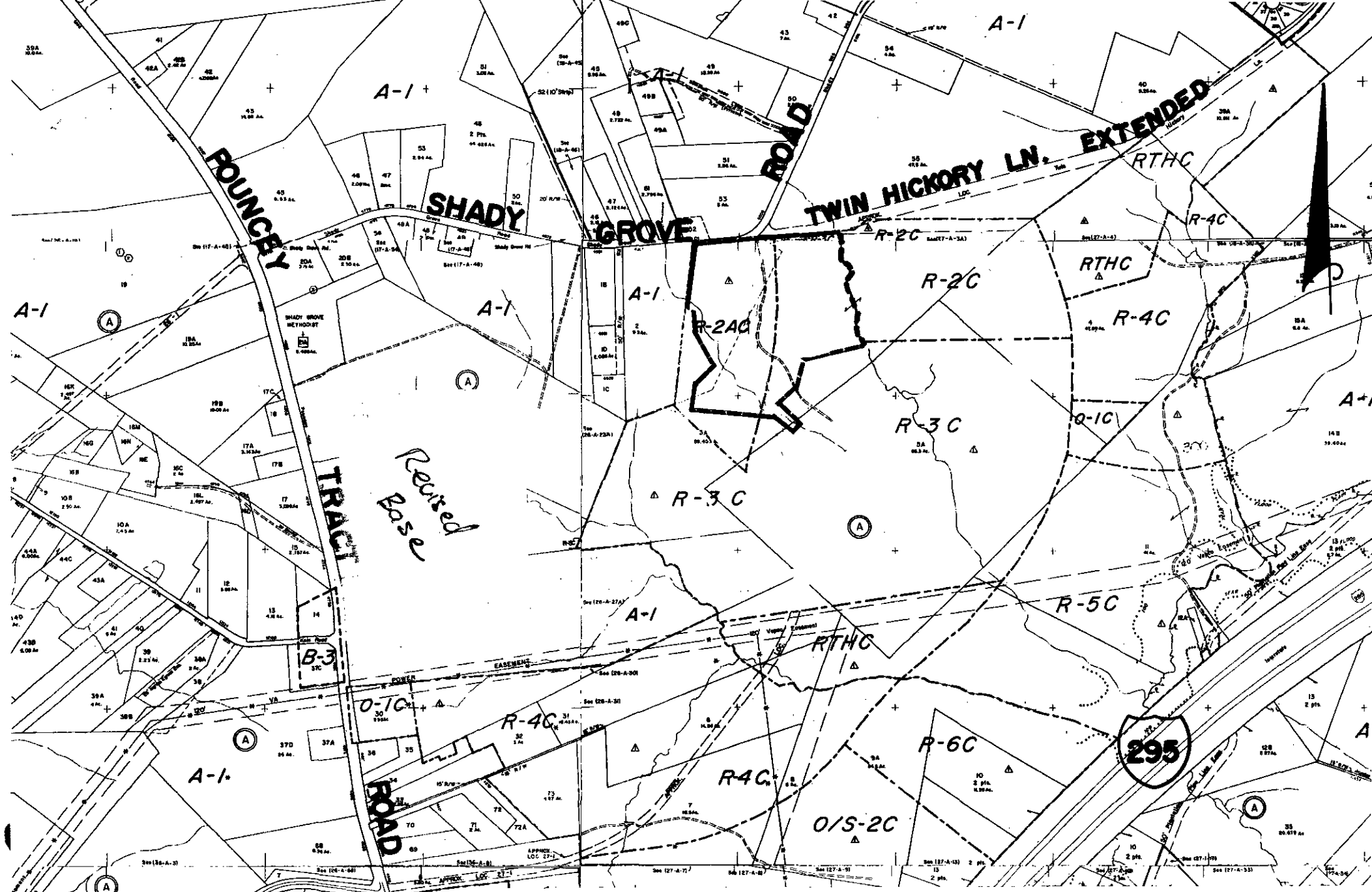
M-1 SINGLE-FAMILY RESIDENTIAL

C-40C-99

**Pt. of 27-A-3A
 THREE CHOPT DISTRICT**



HENRICO COUNTY PLANNING OFFICE



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THREE CHOPT DISTRICT
 HENRICO COUNTY PLANNING OFFICE





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 18, 1999

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-40C-99

Mr. Daniel T. Schmitt
The H. H. Hunt Corporation
100 Concourse Blvd., Suite 100
Glen Allen, VA 23060

Dear Mr. Schmitt:

The Board of Supervisors at its meeting on June 9, 1999, granted your request to conditionally rezone property from R-2AC and R-3C One Family Residence Districts (Conditional) to R-2AC One Family Residence District (Conditional), Part of Parcel 27-A-3A, described as follows:

BEGINNING at a point on the southern right-of-way line of Proposed Twin Hickory Road approximately 0.5 mile east of its intersection with Pouncey Tract Road, said point being the True Point of Beginning; thence along the southern right-of-way line of Proposed Twin Hickory Drive along a curve to the right having a radius of 13,979.17' for a length of 151.59' to a point; thence S 89°28'30" E 149.96' to a point; thence along a curve to the right having a radius of 13,969.17' for a length of 145.09' to a point; thence N 83°53'48" E 143.35' to a point; thence along a curve to the right having a radius of 13,979.17' for a length of 197.67' to a point; thence N 89°00'00" E 120' ± to a point in the centerline of a creek; thence leaving the southern right-of-way line of Proposed Twin Hickory Road and meandering along the centerline of the creek in an southerly direction 757' ± to a point; thence S 65°25'00" W 119.91' ± to a point; thence S 80°00'00" W 287.48' to a point; thence S 14°00'00" W 188.00' to a point; thence S 50°20'00" W 165.59' to a point; thence S 45°00'00" E 190.00' to a point; thence S 44°33'00" W 55.00' to a point; thence N 36°36'00" W 100.00' to a point; thence N 84°28'00" W 587.00' to a point; thence N 11°47'00" E 171.00' to a point; thence N 46°41'00" E 176.00' to a point; thence N 27°37'00" W 268.00' to a point; thence N 00°10'00" E 80.00' to a point; thence N 49°10'00" W 60.95' to a point; thence N 06°29'30" E 409.25' to the Point and of Beginning, containing 21.574 acres.

The Board of Supervisors accepted the following proffered conditions, dated April 1, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

All proffers applicable to the R-2A zoning district and parcels set forth in Case No. C-48C-98 shall be applicable to Property so as to have the effect of revising the parcel descriptions submitted with Case No. C-48C-98 as though such revised descriptions had been a part of such

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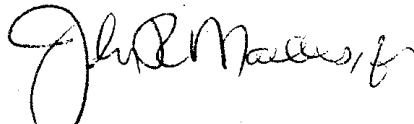
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Case and thereby bound by the proffers applicable thereto; however, Proffered Condition 13 of Case No. C-48C-98 shall be substituted with the following:

13. R-2A District. Homes in the R-2A district shall have a minimum of 2,200 square feet of finished floor area. The aggregate density in such district, excluding, however, any area approved for controlled density development, shall not exceed 2.2 units per acre; provided, however, that to the extent that a Provisional Use Permit is approved by the Board of Supervisors for controlled density development, the aggregate density in such controlled density development shall not exceed 2.5 units per acre. Lots in the R-2A district, excluding, however, any area approved for controlled density development, shall have a minimum lot width of eighty-five (85) feet; provided, however, that to the extent that a Provisional Use Permit is approved by the Board of Supervisors for controlled density development, lots in such controlled density development shall have an average lot width of seventy-five (75) feet.

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
Ms. Marguerite G. Bruce