

\* West Broad Street Overlay (WBSO). See Sec. 24-92.3, et seq., of the County Code and WBSO Approved Guidelines; effective Nov. 13, 1996.

SINGLE - FAMILY RESIDENTIAL

27-A-10 & pts. of 7,8 & 9A  
 37-A-1,2 & pts. of 10,11,12 & 13  
 THREE CHOPT DISTRICT

**C-19C-01** 0 400' 800'

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

CZ

May 22, 2001

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-19C-01

Mr. Daniel T. Schmitt, Vice-President  
H. H. Hunt  
100 Concourse Blvd., Suite 100  
Glen Allen, VA 23060

Dear Mr. Schmitt:

This is a revised letter, which you received on May 15, 2001. A correction was made in the Parcel 3 acreage figure.

The Board of Supervisors at its meeting on March 13, 2001, granted your request to conditionally rezone property from A-1 Agricultural District, O/S-2C Office Service District (Conditional), R-6C General Residence District (Conditional), and R-5C General Residence District (Conditional) to R-5AC General Residence District (Conditional) and R-3C and R-2AC One Family Residence Districts (Conditional), Parcels 27-A-10, 37-A-1, 37-A-2, part of Parcels 27-A-7, 27-A-8, 27-A-9A, and part of Parcels 37-A-10, 11, 12, and 13 described as follows:

Parcel 1

Beginning at a point in the centerline of proposed Twin Hickory Lake Drive, Phase 2, said point being 2,367.37' along the centerline of proposed Twin Hickory Lake Drive, Phase 2 from the centerline terminus of Twin Hickory Lake Drive Phase 1, thence from said point of beginning S 8°40'5" E, 218.78' to a point; thence S 30°00'00" E, 110.67' to a point; thence S 41°00'00" E, 243.95' to a point; thence S 14°36'39" E, 250.80' to a point; thence S 5°15'00" W, 392.74' to a point; thence N 65°59'25" E, 474.68' to a point; thence S 24°00'35" E, 110.00' to a point; thence S 65°59'25" W, 15.00' to a point; thence S 24°00'35" E, 560.76' to a point on the northwest line of I-295 off-ramp, thence along I-295 off-ramp on a curve to the right having a delta of 2°41'28", a radius of 1,065.86' and a length of 50.06' to a point on the I-295 off-ramp north line, thence continuing along the north line of the I-295 off-ramp S 71°45'23" W, 549.76' to a point; thence N 83°36'20" W, 634.48' to a point; Thence N 2°7'5" W, 699.94' to a point; thence N 1°50'45" W, 867.39' to a point; thence N 1°44'20" W, 60.87' to a point on the centerline of proposed Twin Hickory Lake Drive Phase 2, thence along the centerline of proposed Twin Hickory Lake Drive Phase 2, N 80°45'40" E, 290.73' to the true point and place of beginning, containing 27.488 acres.

Mr. Daniel T. Schmitt, Vice-President  
H. H. Hunt  
May 15, 2001

2

Parcel 2

Beginning at a point in the centerline of future Twin Hickory Lake Drive, Phase 2, said point being 1,069.88' ± southwest of the southwest terminus of Twin Hickory Lake Drive, Phase 1, thence from said point of beginning S 32°00'00" E, 427.32' to a point; thence N 51°45'00" E, 88.45' to a point; thence S 29°40'00" E, 385.44' to a point; thence N 65°59'25" E, 125.93' to a point; thence N 37°40'00" E, 431.90' to a point; thence S 52°20'00" E, 392.30' to a point on the northwest line of Interstate I-295, thence along the northwest line of Interstate I-295 on a curve to the left with a delta of 3°4'21" on a radius of 11,608.59' for a length of 622.54' to a point; thence continuing along the northwest line of I-295 S 38°44'00" W, 908.93' to a point; thence continuing along I-295 northwest line S 39°12'54" W, 275.88' to a point of the I-295 off-ramp, thence along the northwest line of the off-ramp on a curve to the right with a delta of 15°19'55" and a radius of 1,065.86' for a length of 285.22' to a point; thence N 24°00'35" W, 560.76' to a point; thence N 65°59'25" E, 15.00' to a point; thence N 24° 00'35" W, 110.00' to a point; thence S 65°59'25" W, 474.68' to a point; thence N 5°15'00" E, 392.74', thence N 14°36'39" W, 250.80' to a point; thence N 41°00'00" W, 243.95' to a point; thence N 30° 00'00" W, 110.67' to a point; thence N 8°40'05" W, 218.78' to a point on the future centerline of Twin Hickory Lake Drive, Phase 2, thence along the future centerline of Twin Hickory Lake Drive, Phase 2 N 80°45'40" E, 293.37' to a point; thence continuing along the future centerline of Twin Hickory Lake Drive, Phase 2 on a curve to the left in a northeasterly direction having a delta of 31°40'39", a radius of 1,816.17' for a length of 1004.12' to the true point and place of beginning containing 53.764 acres.

Parcel 3

Beginning at a point in the center line of Twin Hickory Lake Drive, Phase 1, said point being at the southwestern terminus of Twin Hickory Lake Drive, Phase 1; thence from said point of beginning S 40°00'35" E, 50' to a point; thence S 9°03'50" E, 8.88' to a point, said point being the existing 100 year flood plain (C-1); thence southwesterly and southeasterly along the 100 year flood plain 1873' +/- to a point on the northwest line of Interstate I-295; thence along the northwest line of Interstate I-295 along a curve to the left with a delta of 3°35'32", radius of 11,608.59' for a length of 727.83' to a point; thence North 52°20'00" W, 392.30' to a point; thence S 37°40'00" W, 431.90' to a point; thence S 65°59'25" W, 125.93' to a point; thence N 29°40'00" W, 385.44' to a point; thence S 51°45'00' W, 88.45' to a point; thence N 32°00'00" W, 427.32' to a point on the future centerline of Twin Hickory Lake Drive, Phase 2; thence along the future centerline of Twin Hickory Lake Drive, Phase 2 along a curve to the left with a delta of 10°28'36", a radius of 1,816.17' for a length of 332.09' to a point; thence continuing along the proposed centerline of Twin Hickory Lake Drive, Phase 2 N 38°36'25" E, 156.28' to a point; thence continuing along the future centerline of Twin Hickory Lake Drive, Phase 2 along a curve to the right having a delta of 11°23'00' radius of 2,508.25' for a

Mr. Daniel T. Schmitt, Vice-President  
H. H. Hunt  
May 15, 2001

3

length of 498.33' to a point; thence continuing along the future centerline of Twin Hickory Lake Drive Phase 2, N. 49°59'25" E., 83.18' to the true point and place of beginning, containing 26.208 +/- acres.

The Board of Supervisors accepted the following proffered conditions, dated May 8, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Greenbelts. Greenbelts for landscaping, natural open areas and scenic vistas will be provided twenty-five (25) feet in width adjacent to the southern right-of-way line of Twin Hickory Lake Drive 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.
2. Conservation Areas. Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(s) of the Property which lie within a one hundred (100) year flood plain defined by Section 24-106.1 of the Henrico County Code; and/or such portion(s) of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, may only be used for the following purposes:
  - a. Storm water management and/or retention areas.
  - b. Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats.
  - c. Access drives, utility easements, signage, walkways, sheds, fences and recreational facilities installed in a manner to minimize their impacts.
  - d. Such additional uses to the uses identified in (a), (b) and (c) above as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 24 of the Henrico County Code;

and the Owner shall, prior to final subdivision construction plan approval, apply to rezone such portions of the Property to a C-1 Conservation District.

The location and limits of such portion(s) of said Property shall be established by Plan(s) of Development and/or subdivision plans approved pursuant to the Henrico

Mr. Daniel T. Schmitt, Vice-President  
H. H. Hunt  
May 15, 2001

4

County Code.

3. Pedestrian and Bicycle Access. Pedestrian access ways, which may include bicycle access ways, will be provided between major project areas and along Twin Hickory Lake Drive at the time of subdivision approval. A conceptual pedestrian accessway master plan reflecting the foregoing shall be submitted with the first subdivision plan.
4. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
5. Recreational Amenities. Residents of the Property shall have access to Twin Hickory amenities on the same basis as other owners of single family detached homes in Twin Hickory and will belong to the Twin Hickory Homeowners Association, Inc.
6. Driveways. No driveways serving individual dwellings, other than driveways for access drives for major project areas, shall have direct access to Twin Hickory Lake Drive.
7. 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.
8. 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. Said covenants shall include requirements for paved driveways, initially sodded and irrigated front yards, brick steps to front doors and standard mailbox design.
9. R-2A District. Homes in the R-2A district shall have a minimum of 2200 square feet of finished floor area. The aggregate density in such district shall not exceed 2.2 units per acre. Lots shall have a minimum lot width of ninety (90) feet.
10. R-3 District. Homes in the R-3 district shall have a minimum of 2000 square feet of finished floor area. The aggregate density in such district shall not exceed 2.75 units per acre. Lots shall have a minimum lot width of eighty (80) feet. A minimum of

thirty-three and one-third (33 1/3) percent of the homes shall have front exteriors of brick, exclusive of architectural features.



11. R-5A District. Homes in the R-5A district shall have a minimum of 1600 square feet of finished floor area. The aggregate density in such district shall not exceed five units per acre. Lots shall have a minimum lot width of sixty (60) feet. A minimum of sixty-six and two-thirds (66 2/3) percent of the homes shall have front exteriors of brick, exclusive of architectural features. All homes shall have a minimum of a one-car garage. A six (6) foot high solid board fence shall be provided on the western property line of the R-5A district where adjacent to the existing VDOT facility.
12. 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.
13. Dwelling Type in R-5A District. All dwellings constructed in the R-5A district shall be detached structures.
14. 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.
15. Median Landscaping. Landscaping shall be provided within any grassy median of Twin Hickory Lake Drive where adjacent to the Property.
16. Interstate Setback. An additional setback area of thirty-five (35) feet in width shall be maintained along the property line of any lot adjacent to Interstate 295 in addition to the required yard setback.
17. Completion of Twin Hickory Lake Drive. No certificates of occupancy shall be obtained for homes within the Property prior to the completion of the extension of Twin Hickory Lake Drive to Pouncey Tract Road.
18. Curb and Gutter. Roll-face (3'-0" section) or standard curb and gutter shall be utilized. Roll-face curb and gutter (2'-6" section) shall not be utilized.

Mr. Daniel T. Schmitt, Vice-President  
H. H. Hunt  
May 15, 2001

6

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,

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

cc: ~~Director, Real Estate Assessment~~  
✓ Conditional Zoning Index  
Ms. Blanch N. Alvis  
Estate of Philip J. Kennedy, Jr.  
Mr. James W. Theobald, Esquire