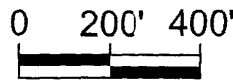


SINGLE - FAMILY RESIDENTIAL

11-A-2 & 18-A-23  
THREE CHOPT DISTRICT

**C-32C-01**



HENRICO COUNTY PLANNING OFFICE

27  
44.642 Ac  
Mt. Vernon Baptist Church



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

July 17, 2001

RE: Conditional Rezoning Case C-32C-01

HHHunt Corporation  
c/o Daniel T. Schmitt  
100 Concourse Blvd., Suite 100  
Glen Allen, VA 23060

Gentlemen:

The Board of Supervisors at its meeting on July 10, 2001, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 11-A-2 and 18-A-23 described as follows:

Beginning at a point on the South line of Twin Hickory Road (formerly Twin Hickory Lane - Private) said point being 150'± Northeast of the projected centerline of Lemoore Drive extended. Beginning at said point on the south line of Twin Hickory Road thence S 44° 1' 53" E, 355.50' to a point; Thence S 41° 46' 22" W, 610.01' to a point; Thence N. 44° 22' 30" W, 309.13' to a point on the South line of Twin Hickory Road; Thence along the edge of Twin Hickory Road N 45° 1' 46" E, 610.79' to the point of beginning containing 5.218 acres as shown on the plat titled "Rezone Two Parcels of Land Containing 5.218 Acres Located Along the South Line of Twin Hickory Road from A-1 to R-3C", Three Chopt District, Henrico County, Virginia dated April 18, 2001 and prepared by Youngblood, Tyler and Associates, P.C., Mechanicsville, Virginia.

The Board of Supervisors accepted the following proffered conditions, dated July 9, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Foundations.** The exposed exterior portions of exterior foundations of residences shall be constructed of brick or natural stone; however, the exposed exterior portions of exterior foundations 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.

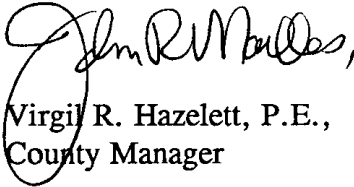
2. Chimneys. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of brick or a siding similar to the exterior treatment of the dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundations.
3. Access Ways. The Property shall have access to the pedestrian and bicycle access ways designed as a part of overall Wyndham Forest.
4. Minimum House Sizes. Residences shall have a minimum of 2,300 square feet of finished floor area,
5. Density. No more than fourteen (14) residential units shall be constructed on the Property.
6. 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.
7. Twin Hickory Road Dedication. At or prior to the time of subdivision approval and recordation, fifteen (15) feet of right-of-way on the southeast side of existing Twin Hickory Road Phase III immediately adjacent to the Property shall be dedicated, free and unrestricted, to and for the benefit of Henrico County.
8. Greenbelt. A greenbelt, exclusive of adjacent lots, for landscaping, natural open areas and scenic vistas will be provided twenty (20) feet in width adjacent to the ultimate right-of-way line of Twin Hickory 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.
9. Flag Lot Regulation. There shall be no "stem shaped" flag lots developed on the Property.
10. Fence. A solid, board on board privacy fence a minimum of six (6) feet in height shall be provided on the southwestern boundary line of the Property adjacent to Henrico County Tax Parcel No. 18-A-24 (the "Parcel") for the total length of such parcel's property line. The fence shall be maintained by the Homeowners' Association associated with the Property. In the event that the Parcel is developed by the developer of the Property as a part of, or in coordination with, Chappell Ridge at Wyndham Forest, such fence may be eliminated.

HHHunt Corporation  
July 17, 2001

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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,

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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. Thoris G. Starke  
Ms. Betsy S. DeRusha Hastey  
Mr. James W. Theobald