

SUBJECT PROPERTY

C-24C-09
Zoning
 Amend Proffered Conditions
 (C-72C-05)
 Three Chopt District
 400

PS July 2009 Ref. 746-770-3768



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

October 20, 2009

HHHunt Corporation
11237 Nuckols Road
Glen Allen, VA 23059

Re: Conditional Rezoning Case C-24C-09

Dear Sir:

The Board of Supervisors at its meeting on October 13, 2009, granted your request to amend proffered conditions accepted with Rezoning Case C-72C-05, on Parcels 746-769-5893, 746-769-5289, 746-769-4786, 746-769-4184, 746-769-2878, 746-769-2890, 746-769-4197, 746-770-2806, 746-770-2317, 746-770-2222, 746-770-2128, 746-770-2034, 746-770-2139, 746-770-2048, 746-770-1150, 745-770-9942, 745-770-9934, 746-770-0129, 746-770-4605, 746-770-3446, 746-770-3436, 746-770-3430, 746-770-3425, and 746-770-3768, described as follows:

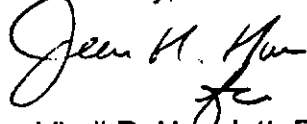
Beginning at a point on the south line of Hickory Park Drive, said point being 765.40' east of the east line extended of Hickory Bend Drive; thence leaving the south line of Hickory Park Drive S 20°40'00" E, a distance of 716.94' to a point on the north line of New Wade Lane; thence continuing along the north line of New Wade Lane S 68°41'45" W, a distance of 113.51' to a point; thence along a curve to the right having a delta of 61°32'24", a radius of 40.00', and a length of 42.96' to a point; thence along a curve to the left having a delta of 241°44'21", a radius of 60.00', and a length of 253.15' to a point on the south line of New Wade Lane; thence leaving the south line of New Wade Lane S 38°36'25" E, a distance of 433.77' to a point; thence S 68°44'15" W, a distance of 3.31' to a point; thence S 69°00'20" W, a distance of 600.52' to a point; thence N 78°20'35" W, a distance of 205.54' to a point; thence N 33°20'35" W, a distance of 35.36' to a point on the east line of Hickory Bend Drive; thence continuing along the east line of Hickory Bend Drive N 11°39'25" E, a distance of 173.34' to a point; thence along a curve to the left having a delta of 47°55'00", a radius of 651.87', and a length of 545.16' to a point; thence N 36°15'35" W, a distance of 102.52' to a point; thence N 08°44'25" E, a distance of 35.36' to a point on the south line of Hickory Park Drive; thence continuing along the south line of Hickory Park Drive N 53°44'25" E, a distance of 138.29' to a point; thence along a curve to the left having a delta of 07°14'40", a radius of 1612.68', and a length of 203.91' to a point; thence N 46°29'45" E, a distance of 398.20' to the point and place of beginning containing 15.664 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated August 10, 2009, which further regulate the above use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Except as stated and amended herein, all proffers and conditions of the original zoning case C-72C-05 shall remain in effect and full force.
2. Proffer #7 of the original zoning case C-72C-05 shall be deleted in its entirety and replaced with the following:
 7. Square Footage. Homes shall have a minimum of 1,800 finished square feet on the first floor, or if there is not 1,800 square feet finished on the first floor, the home must have a minimum of 2,400 finished square feet of which a minimum of 1,600 must be finished on the first floor. Finished square footage shall be computed by dimensions taken from outside of finished wall to outside of finished wall and shall not include garage area.
3. Proffer #9 of the original zoning case C-72C-05 shall be deleted in its entirety.
4. The following is an additional proffered condition:
 19. Fences. Wooden fences are not permitted.

The Planning Department 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

pc: George W. Moore, III
Mark H. and Sherry R. Stichter
Boone Homes, Inc.
Director, Real Estate Assessment
Conditional Zoning Index