



R-3

C-1C

EXTENSION

HOEHNS LAKE

R-5C

C-1C

R-5C

R-2A

R-3C

R-5

AREA UNDE

R-5C

CONSTRUCTION

RTHC TO R-5C
3.618 AC.

RTHC TO B-1C
0.518 ac.

R-5C TO R-6C
22.012 ac.

VEP60

C-1C

RTHC

B-1C

R-5C

OLDE WEST VILLAGE
R-5
C-1C

O-3 EST

R-2A

R-5

R-2A

R-3

MULTI-FAM. COMM.

COUNTY OF HENRICO PLANNING OFFICE

C-60C-84

SCALE

0 200' 400'

PT. 92-BI-19
BROOKLAND DISTRICT

J.A.S.

August 17, 1984

Re: Conditional Rezoning Case C-60C-84

Mr. Stanley B. Britt, Jr.,
Britt Development Corporation
and SBB, Inc.
11501 Allecingie Parkway
Richmond, Virginia 23235

Gentlemen:

The Board of Supervisors at its meeting on August 8, 1984 accepted your amended proffered conditions and conditionally rezoned your property from RTH Residential Townhouse and R-5 General Residence to R-5 and R-6 General Residence and B-1 Neighborhood Business Districts.

The property conditionally rezoned is described as follows:

Part of Parcels 92-A1-19, 26 and 92-B1-3, 39, 49, and 59:

PARCEL 2 - R-5 to R-6

To find the place and point of beginning, commence at the intersection of the center line of Shradler Road and the center of Piney Branch; thence along the center line of Piney Branch in an easterly direction 1740', more or less, to a point; thence N. 1° 36' 41" E., 254' more or less, to a point in the center line of Old West Drive; thence N. 88° 23' 19" W., 48.12' to a point; thence along a curve to the right having a radius of 300', 436.39' to a point; thence N. 1° 22' 27" E., 191.88' to a point; thence along a curve to the left having a radius of 390.00', 229.21' to a point; thence N. 32° 17' 56" W., 223.24' to the place and point of beginning; thence N. 32° 17' 56" W., 110.67' to a point; thence N. 53° 03' 05" E., 300.48' to a point; thence S. 88° 40' 34" E., 425.00' to a point; thence N. 87° 02' 02" E. 335.09' to a point; thence S. 5° 29' 06" W., 87.28' to a point; thence along a curve to the right having a radius of 200 feet, 280.88' to a point; thence S. 85° 57' 08" W., 283.27' to a point; thence along a curve to the right having a radius of 600', 173.81' to a point; thence N. 77° 27' 00" W., 150.58' to a point: thence along a curve to the left having a radius of 150.00', 117.41' to a point: thence S. 57° 42' 04" W., 38.10' to the point of beginning, containing 5.175 acres.

PARCEL 2A - R-5 to remain with proffered conditions as amended

To find the place and point of beginning, commence at the intersection of the center line of Shradler Road and the center of Piney Branch; thence along the center line of Piney Branch in an easterly direction 1740', more or less, to a point; thence N. 1° 36' 41" E., 254' more or less, to a point in the center line of Old West Drive; thence N. 88° 23' 19" W., 48.12' to a point; thence along a curve to the right having a radius of 300', 436.39' to a point; thence N. 1° 22' 27" E., 191.88' to a point; thence along a curve to the left having a radius of 390.00', 229.21' to a point; thence N. 32° 17' 56"

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W., 333.91' to the place and point of beginning; thence N. $32^{\circ} 17' 56''$ W., 65' to a point; thence along a curve to the left having a radius of 300', 209.69' to a point; thence N. $72^{\circ} 20' 49''$ W., 36.32' to a point; thence S. $88^{\circ} 40' 34''$ E., 472.21' to a point; thence S. $53^{\circ} 03' 05''$ W., 300.48' to the point of beginning, containing .852 acre.

PARCEL 3 - R-5 to R-6

To find the place and point of beginning, commence at the intersection of the center line of Shrader Road and the center of Piney Branch; thence along the center line of Piney Branch in an easterly direction 1740', more or less, to a point; thence N. $01^{\circ} 36' 41''$ E., 254' more or less, to a point in the center of Old West Drive; thence N. $88^{\circ} 23' 19''$ W., 48.12' to a point; thence along a curve to the right having a radius of 300', 436.39' to a point, the place and point of beginning; thence along a curve to right having a radius of 300', 33.61' to a point; thence N. $1^{\circ} 22' 27''$ E., 191.88' to a point; thence along a curve to the left having a radius of 390', 229.21' to a point; thence N. $32^{\circ} 17' 56''$ W., 223.24' to a point; thence S. $57^{\circ} 42' 04''$ W, 75.07' to a point; thence along a curve to the right having a radius of 475.00', 167.69' to a point; thence S. $77^{\circ} 55' 40''$ W., 189.96' to a point; thence along a curve to the left having a radius of 475.00', 212.56' to a point; thence S. $52^{\circ} 17' 16''$ W, 32.66' to a point; thence S. $18^{\circ} 39' 44''$ E, 298.23' to a point; thence N. $71^{\circ} 20' 16''$ E, 232.00' to a point; thence N. $60^{\circ} 47' 23''$ E., 36.00' to a point; thence S. $18^{\circ} 35' 44''$ E, 170.00' to a point; thence N. $83^{\circ} 24' 52''$ E., 141.89' to a point; thence S. $23^{\circ} 47' 40''$ E., 70.71' to a point; thence N. $84^{\circ} 57' 19''$ E., 227.00' to a point of beginning, containing 7.683 acres.

PARCEL 4 - R-5 to R-6

To find the place and point of beginning, commence at the intersection of the center line of Shrader Road and the center of Piney Branch; thence along the center line of Piney Branch in an easterly direction 1740', more or less, to a point; thence N. $1^{\circ} 36' 41''$ E, 254' more or less, to a point in the center line of Old West Drive; thence N. $88^{\circ} 23' 19''$ W., 48.12' to a point; thence along a curve to the right having a radius of 300', 436.39' to a point; thence N. $1^{\circ} 22' 27''$ E, 191.88' to a point; thence along a curve to the left having a radius of 390.00'; 229.21' to a point; thence N. $32^{\circ} 17' 56''$ W., 223.24' to the place and point of beginning; thence N. $32^{\circ} 17' 56''$ W., 175.67' to a point; thence along a curve to the left having a radius of 300.00', 209.69' to a point; thence N. $72^{\circ} 20' 49''$ W., 179.27' to a point; thence S. $36^{\circ} 35' 48''$ W., 485.30' to a point; thence S. $18^{\circ} 39' 44''$ E., 221.35' to a point; thence N. $52^{\circ} 17' 16''$ E., 31.68' to a point; thence along a curve to the right having a radius of 475.00', 212.65' to a point; thence N. $77^{\circ} 55' 40''$ E., 189.96' to a point; thence along a curve to the left having a radius of 475.00', 167.69' to a point; thence N. $57^{\circ} 42' 04''$ E., 75.07' to the point of beginning, containing 5.248 acres.

PARCEL 5 - RTH to R-5

To find the place and point of beginning, commence at the intersection of the center line of Shrader Road and the center line of Piney Branch; thence along a curve to the

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left having a radius of 636.62', 563.27' more or less, to a point in the center line of Shrader Road; thence N. 37° 38' 28" W., 476.05' to a point; the place and point of beginning; thence N. 37° 38' 28" W., 287.78' to a point; thence along a curve to the right having a radius of 390.00', 430.12' to a point; thence N. 25° 32' 58" E., 121.64' to a point; thence along a curve to the left having a radius of 1400.00', 238.56' to a point; thence N. 15° 47' 10" E., 126.73' to a point, thence S. 72° 20' 49" E., 668.62' to a point; thence S. 36° 35' 48" W., 485.30' to a point; thence S. 18° 39' 44" E., 221.35' to a point; thence S. 52° 17' 16" W., 468.81' to the point of beginning, containing 12.026 acres.

PARCEL 6 - RTH to R-5

To find the place and point of beginning, commence at the intersection of the center line of Shrader Road and the center line of Piney Branch; thence along a curve to the left having a radius of 636.62', 563.27', more or less, to a point in the center line of Shrader Road; thence N. 37° 38' 28" W., 763.83' to a point; thence along a curve to the right having a radius of 390.00', 430.12' to a point; thence N. 25° 32' 58" E. 121.64' to a point; thence along a curve to the left having a radius of 1,400.00', 238.56' to a point; thence N. 15° 47' 10" E., 126.73' to a point; the place and point of beginning; thence N. 15° 47' 10" E., 282.29' to a point; thence along a curve to the left having a radius of 1000.00', 168.93' to a point; thence S. 84° 21' 57" E., 111.08' to a point; thence S. 69° 21' 57" E., 340.00' to a point; thence S. 25° 38' 03" W., 305.00' to a point; thence S. 43° 38' 03" W., 170.33' to a point; thence N. 72° 20' 48" W., 302.32' to a point of beginning, containing 4.136 acres.

PARCEL 6A - R-2A to R-5

To find the place and point of beginning, commence at the intersection of the center line of Shrader Road and the center line of Piney Branch; thence along a curve to the left having a radius of 636.62', 563.27' more or less, to a point in the center line of Shrader Road; thence N. 37° 38' 28" W., 763.83' to a point; thence along a curve to the right having a radius of 390.00', 430.12' to a point; thence N. 25° 32' 58" E., 121.64' to a point; thence along a curve to the left having a radius of 1400.00', 238.56' to a point; thence N. 15° 47' 10" E., 126.73' to a point; thence S. 72° 20' 49" E., 302.32' to a point, the place and point of beginning; thence S. 72° 20' 49" E., 53.15' to a point; thence N. 25° 38' 03" E., 154.62' to a point; thence S. 43° 38' 03" W., 170.33' to a point of beginning, containing .093 acre.

PARCEL 7 - RTH to R-5

To find the place and point of beginning, commence at the intersection of the center line of Shrader Road and the center of Piney Branch; thence along a curve to the left having a radius of 636.62', 563.27', more or less, to a point in the center line of Shrader Road; thence N 37° 38' 28" W., 763.83' to a point; thence along a curve to the right having a radius of 390.00', 430.12' to a point; thence N. 25° 32' 58" E., 121.64' to a point; thence along a curve to the left having a radius of 1400.00', 238.56' to a point; thence N. 15° 47' 10" E., 126.73' to a point, the place and point of beginning; thence N. 15° 47' 10" E., 282.29' to a point; thence along a curve to the left having a radius of

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1000.00', 168.93' to a point; thence N. $84^{\circ} 21' 57''$ W., 138.92' to a point; thence S. $78^{\circ} 38' 03''$ W., 275.00' to a point; thence S. $58^{\circ} 20' 03''$ W., 22.56' to a point; thence S. $08^{\circ} 02' 36''$ W., 199.84' to a point; thence along a curve to the right having a radius of 200.00', 142.28' to a point; thence S. $43^{\circ} 16' 37''$ E., 42.61' to a point; thence along a curve to the left having a radius of 250.00', 126.84' to a point; thence S. $72^{\circ} 20' 49''$ E., 90.18' to a point of beginning, containing 3.190 acres.

PARCEL 8 - RTH to R-5

To find the place and point of beginning, commence at the intersection of the center line of Shrader Road and the Road and the center of Piney Branch; thence along a curve to the left having a radius of 636.62', 563.27', more or less, to a point in the center line of Shrader Road; thence N. $37^{\circ} 38' 28''$ W., 671.22' to a point, the place and point of beginning; thence N. $37^{\circ} 38' 28''$ W., 92.61' to a point; thence along a curve to the right having a radius of 390.00', 430.12' to a point; thence N. $25^{\circ} 32' 58''$ E., 121.64' to a point; thence along a curve to the left having a radius of 1400.00', 238.56' to a point; thence N. $15^{\circ} 47' 10''$ E., 126.73' to a point; thence N. $72^{\circ} 20' 49''$ W, 90.18' to a point; thence along a curve to the right having a radius of 250.00', 126.84' to a point; thence N. $43^{\circ} 16' 37''$ W., 42.61' to a point; thence along a curve to the left having a radius of 200.00', 142.28' to a point; thence S. $08^{\circ} 02' 36''$ W., 200.16' to a point; thence S. $25^{\circ} 36' 31''$ W., 660.53' to a point; thence S. $64^{\circ} 42' 24''$ E, 299.59' to a point; thence S. $0^{\circ} 43' 50''$ E., 87.72' to a point; thence S. $17^{\circ} 38' 20''$ W., 189.26' to a point; thence along a curve to the left having a radius of 360.00', 66.56' to a point; thence N. $87^{\circ} 49' 40''$ E., 174.74' to a point; thence along a curve to the left having a radius of 156.90', 97.17' to a point; thence N. $52^{\circ} 21' 32''$ E., 54.00' to a point of beginning, containing 9.071 acres.

PARCEL 9 - RTH to R-5

To find the place and point of beginning, commence at the intersection of the center line of Shrader Road and the Road and the center of Piney Branch; thence along a curve to the left having a radius of 636.62', 563.27', more or less, to a point in the center line of Shrader Road; thence N. $37^{\circ} 38' 28''$ W., 671.22' to a point; thence S. $52^{\circ} 21' 32''$ W., 54.00' to a point; thence along a curve to the right having a radius of 156.90' 97.17' to a point; thence S. $87^{\circ} 49' 40''$ W., 174.74' to a point; thence along a curve to the right having a radius of 360.00', 172.57' to a point; thence N. $64^{\circ} 42' 24''$ W., 18.50' to a point, the place and point of beginning; thence N. $64^{\circ} 42' 24''$ W., 241.85' to a point; thence S. $25^{\circ} 36' 31''$ W., 557.57' to a point; thence S. $89^{\circ} 52' 19''$ E., 275.72' to a point; thence N. $86^{\circ} 45' 44''$ E., 190.84' to a point; thence N. $02^{\circ} 41' 53''$ W., 367.11' to a point; thence N. $25^{\circ} 17' 36''$ E., 25.00' to a point of beginning, containing 3.618 acres.

PARCEL 10 - R-5 to R-6

To find the place and point of beginning, commence at the intersection of the center

Mr. Stanley B. Britt, Jr.,
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line of Shrader Road and the center line of Piney Branch; thence along a curve to the left having a radius of 636.62', 563.27' more or less, to point; thence N. 37° 38' 28" W., 48.06' to a point, the place and point of beginning; thence N. 37° 38' 28" W., 97.95' to a point; thence N. 52° 17' 16" E., 355.26' to a point; thence N. 18° 39' 44" W., 349.16' to a point; thence N. 52° 17' 16" E., 31.68' to a point; thence S. 18° 39' 44" E., 298.23' to a point; thence N. 71° 20' 16" E., 232.00' to a point; thence N. 60° 47' 23" E., 36.00' to a point; thence S. 18° 35' 44" E., 170.00' to a point; thence S. 37° 26' 30" W., 73.00' to a point; thence S. 23° 47' 40" E., 162.00' to a point; thence S. 21° 45' 20" W., 54.00' to a point; thence N. 36° 12' 00" W., 70.00' to a point; thence S. 52° 21' 32" W., 53.95' to a point; thence N. 37° 38' 28" W., 71.05' to a point; thence S. 52° 21' 32" W., 334.27' to a point; thence N. 37° 38' 28" W., 157.50' to a point; thence S. 52° 21' 32" W., 61.00' to a point of beginning, containing 3.906 acres.

PARCEL 11A - RTH to B-1

To find the place and point of beginning, commence at the intersection of the center line of Shrader Road and the center line of Piney Branch: thence along a curve to the left having a radius of 636.62', 563.27', more or less, to point; thence N. 37° 38' 28" W., 427.01' to a point, the place and point of beginning; thence N. 37° 38' 28" W., 49.04' to a point; thence N. 52° 17' 16" E., 468.81' to a point; thence S. 18° 39' 44" E., 51.88' to a point; thence S. 52° 17' 16" W., 451.94' to a point of beginning, containing .518 acre.

The Board of Supervisors accepted the following amended proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. That portion of the Property which is zoned C-1, Conservation, shall remain in its natural state except that underbrush, fallen, diseased or dead plant growth may be removed and except to the extent required for the construction, operation and maintenance of utility lines or purposes required or approved by the Planning Commission at the time of Plan of Development approval.
2. That portion of the Property located within the 100 year flood plain as determined by definitive engineering studies at the time of Plan of Development approval shall be zoned C-1, Conservation.
3. There shall be no vehicular access to or from the Property to or from Lake Front Drive, Pine Grove Road, Hollybrook Road or Skipwith Road except as shall be required by any government or governmental body having jurisdiction with respect thereto.
4. Owner shall not request nor shall Owner accept more than 250 Certificates of Occupancy per year on a cumulative basis, for residential units on the Property (whether for single family detached homes, townhouses, condominiums or apartments) commencing with the date the Property is rezoned by the Board of Supervisors of Henrico County. Certificates of Occupancy for more than said number of units shall only be available if in prior years less than said amount of

Mr. Stanley B. Britt, Jr.,
Britt Development Corp., and SBB, Inc.
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Certificates of Occupancy have been received by Owner.

5. The overall density of the Property, exclusive of the portion zoned B-1, Neighborhood Business, shall not exceed an aggregate of 1,310 residential units (inclusive of single family detached homes, townhouses, condominiums and apartments) and more specifically as follows:

- 211577 [
- (a) Parcel 2 - no more than 72 residential units (16.08 per acre)
 - (b) Parcel 3 - no more than 120 residential units (17.34 per acre)
 - (c) Parcel 4 - no more than 79 residential units (17.44 per acre)
 - (d) Parcel 5 - no more than 114 residential units (10.86 per acre)
 - (e) Parcel 6 and 6A - no more than 31 residential units (7.33 per acre)
 - (f) Parcel 7 - no more than 27 residential units (10.24 per acre)
 - (g) Parcel 8 - no more than 84 residential units (10.65 per acre)
 - (h) Parcel 9 - no more than 37 residential units (10.64 per acre)
 - (i) Parcel 10 - no more than 72 residential units (18.88 per acre)

6. The exterior of the walls of apartment and townhouse buildings developed on the Property shall be constructed of an average of not less than 30% brick, except as provided below:

On zoning parcels 2, 3 and 4, buildings containing up to but not exceeding 112 townhouse for sale and/or condominium units may be constructed with no exterior brick provided such buildings are constructed with exteriors substantially similar to that shown on the attached Exhibit A. Such 112 units shall not be designed, constructed or developed for the purpose of leasing the same to the occupants thereof. The remaining 159 units permitted on parcels 2, 3, and 4 shall not be exempted from the requirement for partial brick construction as set forth above.

7. Owner shall construct a six (6) foot chain link fence (plus a cross-arm with wire on the top thereof) along the entire northeastern boundary of the Property and along the northwestern portion of the property in a parallel direction with the northwestern property line, approximately 650 feet from said property line running easterly from the center line of proposed Shrader Road Extended to the western terminus of the fence along the northeastern property line described above, approximately 700 feet, except to the extent that any applicable governmental body shall require any portion thereof to remain open or unfenced.
8. Lighting in parking areas shall be of low intensity and shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent residential areas and be of such type as is approved or required by the Planning Commission at the time of Plan of Development approval.
9. Supplemental landscaping shall be provided as approved or required by the Planning Commission at the time of Plan of Development approval.
10. (a) As it relates to the physical development and physical operation of the

Mr. Stanley B. Britt, Jr.,
Britt Development Corp., and SBB, Inc.
August 17, 1984

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Property, the Owner will cooperate with the County of Henrico regarding traffic patterns and road locations, alignments and construction.

- (b) The owner shall prepare and submit to the County of Henrico a conceptual plan showing generally the proposed uses and square footage within each phase of the development and a traffic impact study for such phase.
 - (c) No plan of development will be approved until such time as the Owner and the County agree to the improvements in the roads and intersections which are necessitated by the traffic impact study and also when and by whom such improvements shall be made. No Certificate of Occupancy shall be requested until the improvements which the Owner has agreed to make have been completed, unless the owner's failure to perform is for reasons beyond the control of the Owner.
 - (d) If a relocation of the proposed development phase or additional development within the phase occurs, a reassessment or re-evaluation of the effect of such development on the affected section of the intersection or roads shall be made.
 - (e) Any and all development by the Owner may continue until the traffic volume generated by the Owner exceeds the traffic volume previously approved. At that point, an additional phase of development and traffic impact study shall be provided.
11. The 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.
12. The eastern and northern portions of the boundary lines of the Property which are zoned R-2A, One Family Residence District, and which adjoin the Hoehn's and Wright's properties on the western and southern boundaries thereof, shall be subject to 100 feet and 40 feet Scenic Easements, respectively. In both of the aforementioned Scenic Easements, there shall be no structural improvements made, and the Owner shall generally maintain the existing natural growth of trees which are a minimum of 5 inches in diameter, except to the extent reasonably required, to construct the chain link fence described in Proffer No. 7, and to the extent required for roads, proper drainage and to properly install, maintain and repair utility lines and other purposes determined by the Planning Commission at the time of Final Subdivision Approval. Any such trees of a minimum of 5 inches in diameter that are so displaced other than for roads, drainage, utility lines or other purposes required by the Planning Commission shall be replaced by Owner during the next succeeding planting season. Any underbrush, fallen, diseased or dead trees or plant growth may at any time be removed and replaced by Owner and additional plant growth may be added to the Scenic Easements at any time.

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13. No multi-family dwelling units will be designed, constructed and developed for the purpose of leasing the same to the occupants thereof on Parcels 4, 5, 6, 6A, 7, 8 or 9.

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 and Exhibit A in the Conditional Zoning Index.

Sincerely,

Robert J. LaVecchia
for W. F. LaVecchia, P.E.
County Manager

aw
ADW:jt

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Conard B. Mattox, III

September 18, 1985

Re: Conditional Rezoning Case
C-60C-84

Mr. Stanley B. Britt, Jr.
Britt Development Corporation
and SBB, Inc.
11501 Allecingie Parkway
Richmond, Virginia 23235

Gentlemen:

This is a correction of our letter to you dated August 17, 1984. We inadvertently omitted Proffer #14 which is stated below:

14. No dwelling units will be constructed within the area shaded in grey on that certain "Tentative Plan Shannon Green" dated June 1, 1983, a copy of which is attached hereto and incorporated by reference. In addition, said area shall be used exclusively for recreational purposes."

Enclosed is a copy of the remainder of the conditions that were approved by the Board of Supervisors on August 8, 1984.

Sincerely,

LCC for RJD

Robert J. Dahlstedt

RCC

LCC:jt

Enclosures:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Conard B. Mattox, III

PROFFER 14
C-60C-84

126A