

**PT. 76-B2-1 & 2**

**THREE CHOPT DISTRICT**

**SINGLE FAM. RESID./BUSINESS**

**C-56C-94**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

October 18, 1994

Re: Conditional Rezoning Case C-56C-94

Young Men's Christian Association  
of Greater Richmond, Inc.  
2 West Franklin St.  
Richmond, Virginia 23220

Attention: Mr. Journey Johnson

Gentlemen:

The Board of Supervisors at its meeting on October 12, granted your request to conditionally rezone property from R-4AC One Family Residence District (Conditional), R-5AC General Residence District (Conditional) and B-2C Business District (Conditional) to R-5AC General Residence District (Conditional) and B-2C Business District (Conditional), Part of Parcels 76-B2-1 and 2, described as follows:

Parcel 1:

Beginning at a point on the western line of Nuckols Road 1011.10' south of the southern line extended of Old Nuckols Road; thence leaving the western line of Nuckols Road in a southwest direction along a curve to the left with a radius of 823.19' and a length of 311.94' to a point; thence S. 38° 25' 00" W., 300.00' to a point; thence along a curve to the left having a radius of 809.54', a length of 373.24' to a point; thence S. 12° 00' 00" W., 96.96' to a point at which the southern property line of Parcel F and the northern property line of Parcel G intersect; thence N. 51° 35' 00" W., 866.42' to the true point and place of beginning; thence N. 64° 30' 00" W., 229.73' to a point; thence S. 52° 30' 00" W., 167.82' to a point; thence N. 47° 27' 00" W., 100.25' to a point; thence N. 42° 15' 40" E., 320.94' to a point; thence S. 32° 00' 00" E., 338.08' to a point; thence S. 51° 35' 00" E., 24.70' to the true point and place of beginning, being Parcel 1 containing 1.131 acres as shown on that certain plat of Youngblood, Tyler & Associates dated January 27, 1994, last revised June 7, 1994, entitled "Rezone 70.5 +/- acres south of Nuckols Road, Three Chopt District, Henrico County, Virginia."

Parcel 2:

Beginning at a point on the western line of Nuckols Road 1011.10' south of the southern line extended of Old Nuckols Road; thence leaving the western line of Nuckols Road in a southwest direction along a curve to the left with a radius of 823.19' and a length of 311.94' to a point; thence S. 38° 25' 00" W., 300.00' to a point; thence along a curve to the left having a radius of 809.54', a length of 373.24' to a point; thence S. 12° 00' 00" W., 96.96' to a point at which the southern property line of Parcel F and the northern property line of

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Parcel G intersect which is the true point and place of beginning; thence S. 12° 00' 00" W., 12.27' to a point; thence N. 68° 45' 00" W., 195.35' to a point; thence N. 40° 00' 00" W., 341.90' to a point; thence S. 51° 35' 00" E., 516.12' to the true point and place of beginning, being Parcel 2, containing 0.434 acre as shown on that certain plat of Youngblood, Tyler & Associates dated January 27, 1994, last revised June 7, 1994, entitled "Rezone 70.5 +/- acres south of Nuckols Road, Three Chopt District, Henrico County, Virginia."

Parcel 3:

Beginning at a point on the southern right-of-way line of Old Nuckols Road at its intersection with the northern right-of-way line of Old Nuckols Court; thence along a curve to the right with a radius of 594.70', 113.31' to a point; thence S. 49° 53' 30" E., 103.31' to a point; thence S. 42° 15' 41" W., 30.02' to a point; thence S. 49° 53' 30" E., 75.64' to a point; thence along a curve to the right with a radius of 450.00', a length of 198.61' to a point; thence S. 25° 03' 22" W., 212.10' to a point which is the true point and place of beginning; thence S. 24° 45' 00" E., 283.88' to a point; thence N. 51° 35' 00" W., 222.88' to a point; thence N. 25° 03' 22" E., 131.71' to the true point and place of beginning, being Parcel 3 containing 0.328 acre as shown on that certain plat of Youngblood, Tyler & Associates dated January 27, 1994, last revised June 7, 1994, entitled "Rezone 70.5 +/- acres south of Nuckols Road, Three Chopt District, Henrico County, Virginia."

Parcel 4:

Beginning at a point on the southern right-of-way line of Old Nuckols Road at its intersection with the northern right-of-way line of Old Nuckols Court; thence along a curve to the right with a radius of 594.70', 113.31' to a point; thence S. 49° 53' 30" E., 103.31' to a point; thence S. 42° 15' 41" W., 30.02' to the true point and place of beginning; thence S. 49° 53' 30" E., 75.64' to a point; thence along a curve to the right with a radius of 450.00', a length of 198.61' to a point; thence S. 25° 03' 22" W., 212.10' to a point; thence N. 24° 45' 00" W., 256.40' to a point; thence N. 42° 15' 41" E., 270.50' to the true point and place of beginning, being Parcel 4 containing 1.199 acres as shown on that certain plat of Youngblood, Tyler & Associates dated January 27, 1994, last revised June 7, 1994, entitled "Rezone 70.5 +/- acres south of Nuckols Road, Three Chopt District, Henrico County, Virginia."

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

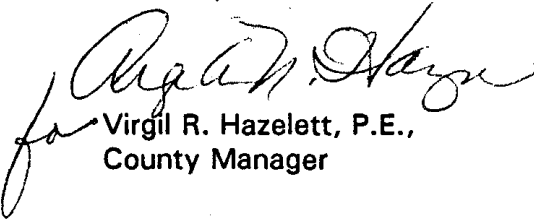
1. The proffers applicable to the respective zoning districts and parcels set forth in Case No. C-19C-94 shall be applicable to the zoning districts and parcels as amended hereby so as to have the effect of revising the parcel descriptions submitted with Case C-19C-94 as though such revised descriptions had been a part of such Case and thereby bound by the proffers applicable thereto.

Young Men's Christian Association  
of Greater Richmond  
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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,

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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. James W. Theobald