



CHILD CARE CENTER

**C-70C-00**



Pts. of 10-A-12 & 13  
THREE CHOPT DISTRICT  
HENRICO COUNTY PLANNING OFFICE

PENDING REZONING  
CASE C-71C-00

Parcel 2  
R-2C to R-5C  
0.005 Acres

Parcel 1  
A-1 to R-5C  
0.037 Acres

ROAD  
0/5C

APPROXIMATE

NUCKOLS  
Prop.

SHADY GROVE  
TOWNHOUSES

RTHC

R-2AC

R-5C

R-2C

R-3C

A-1

R-2AC

A-1

A-1 +

A-1

A-1

4

2

1

B

A

1

2

4

6

20.44Ac.

3D  
41.581Ac

4  
7.37Ac.

9  
2 Ac.

7A  
4.33 Ac.

7C  
80 Ac.

17C  
7.56 Ac.

3A  
2.863 Ac

23  
8.28 Ac

23A  
7.530 Ac.

23B  
3.000 Ac

20 N  
25.881Ac

13  
12 Ac.

14  
16.25 Ac.

15  
10 Ac.

17B  
10.580Ac.

21  
3.5 Ac.

22  
2 Ac.

20  
8.15 Ac.

16  
5 Ac.

14A  
5.690

F1000

DOMINION

NUCKOLS Prop.

SHADY GROVE

SHADY GROVE

C-71C

COLE CREEK

BRIDLEWOOD

ROAD

ROAD

NUCKOLS Prop.

SHADY GROVE TOWNHOUSES

RTHC

R-2AC

R-5C

R-2C

R-3C

A-1

R-2AC

A-1

A-1 +

A-1

A-1

4

2

1

B

A

1

2

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F1000

DOMINION

NUCKOLS Prop.

SHADY GROVE

SHADY GROVE

C-71C

COLE CREEK

BRIDLEWOOD

ROAD

ROAD



COMMONWEALTH OF VIRGINIA

## County of Henrico

PARHAM AND HUNGARY SPRING ROADS • P O BOX 27032  
RICHMOND, VIRGINIA 23273-7032

### BOARD OF SUPERVISORS

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RICHARD W. GLOVER, Vice Chairman  
JAMES B. DONATI, JR.  
DAVID A. KAECHELE  
PATRICIA S. O'BANNON

November 21, 2000

Re: Conditional Rezoning Case C-70C-00

Ms. Deborah Hungerford  
1235 Rothesay Circle  
Richmond, VA 23221

Dear Ms. Hungerford:

The Board of Supervisors at its meeting on November 14, 2000, granted your request to conditionally rezone property from A-1 Agricultural District and R-2C One Family Residence District (Conditional) to R-5C General Residence District (Conditional), Part of Parcels 10-A-12 & 13, described as follows:

#### Parcel 1

Beginning at a point on the southern boundary of the right of way line of Nuckols Road, said point being 496.37 feet west of the intersection of the southern boundary of the right of way line of Nuckols Road and the western boundary of the right of way line of Shady Grove Road. Thence leaving the southern boundary of the right of way line of Nuckols Road in a westerly direction with two (2) courses and distances: (1) S 18°04'45" W, 164.05 feet to a point; (2) Thence N 57°00'45" W 15.82 feet to a point, said point being the Actual Point and Place of Beginning for Parcel 1. Thence in an easterly direction with three (3) courses and distances; (1) S 57°00'45" E 129.38 feet to a point; (2) Thence N 71°51'21" W 87.75 feet to a point; (3) Thence N 36°35'30" W 64.43 feet to a point, said point being the Point and Place of Beginning for Parcel 1 and containing 0.037 acre.

#### Parcel 2

Beginning at a point on the southern boundary of the right of way line of Nuckols Road, said point being 496.37 feet west of the intersection of the southern boundary of the right of way line of Nuckols Road and the western boundary of the right of way line of Shady Grove Road. Thence leaving the southern boundary of the right of way line of Nuckols Road in a westerly direction with three (3) courses and distances: (1) S 18°04'45" W 164.05 feet. to a point; (2) Thence N 57°00'45" W 252.95 feet to a point; (3) Thence N 18°04'45" E 110.96 feet to a point on the southern boundary of the right of way line of Nuckols Road. Thence with the southern boundary of the right of way line of Shady Grove Road in an easterly direction with two (2) courses and distances; (1) S 71°55'15" E 244.43 feet to a point; (2) Thence S 18°04'45" W 12.00 feet to a point, said point being the Point and Place of Beginning for Parcel 2 and containing 0.805 acre.

The Board of Supervisors accepted the following proffered conditions, dated October 11, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. With exception to Proffer 1 (Greenbelts) as stipulated in proffers from Case No. 73C-94 by James Theobald, all proffers applicable to the R-5 zoning district and parcels set forth in Case No. C-73C-94 shall be applicable to the property so as to have the effect of revising the property description submitted with Case No. 73C-94 as though such revised description had been part of Case No. 73C-94 and thereby bound by the proffers applicable thereto.
2. A greenbelt, no less than 25' deep, will be provided along Nuckols Road, and shall be generally consistent with that shown on Exhibit A, "C-70C-00, " attached (See case file).

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  
Loch Levan Land Ltd. Part.  
Mr. & Mrs. Dudley Brill  
Jordan Consulting Engineers