

SUBJECT PROPERTY



July 2005

ZONING

Amend Proffered Conditions

Ref. 739-770-0693

C-29C-05

Three Chopt District

0 600 Feet





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

August 16, 2005

Shady Grove Co., Inc.
1801 Bayberry Court
Suite 100
Richmond, VA 23226

Re: Conditional Rezoning Case C-29C-05

Dear Sir:

The Board of Supervisors at its meeting on August 9, 2005, granted your request to amend proffered conditions on Conditional Rezoning Case C-16C-03, Parcels 738-772-1725, 7781, 6678, 4560, 3854, 3147, 2542, 4530, 5435, 6239, 6455, 7047, 8040, 9144, 9753, 9164, 8472, 5972, 5166, 0109, 0369, 0975, 1652, 4983, 2158, 2865, 3671, 4177, 5888, 6198, 7330, 1915, 0932, 0343, 1682, 2388, 3195, 3725, 737-772-9100, 8957, 9663, 9636, 8929, 9920, 7602, 7112, 6419, 5930, 6838, 7645, 8251, 737-771-7684, 5796, 738-773-4607, 739-770-0693, and part of Parcel 738-772-9227, described as follows:

ZONING AREA "A"

Beginning at a point on the east line of Pouncey Tract Road (State Route 271), said point being 0.46± miles north of Shady Grove Road (State Route 624); thence leaving the east line of Pouncey Tract Road N53°16'06"E, a distance of 271.74' to a point; thence N38°41'23"W, a distance of 210.11' to a point; thence N53°16'06"E, a distance of 1.14' to a point; thence along a curve to the left having a radius of 2,178.34', a delta of 1°00'11" and a length of 38.14' to a point; thence N37°39'01"W, a distance of 285.61' to a point; thence N47°30'57"E, a distance of 1,374.39' to a point; thence S42°30'00"E, a distance of 980.38' to a point; thence along a curve to the right having a radius of 1,046.04', a delta of 22°17'13" and a length of 406.89' to a point; thence S70°00'00"W, a distance of 630' to a point; thence along a curve to the left having a radius of 1,193.62', a delta of 19°01'26" and a length of 396.32' to a point; thence S50°58'34"W, a distance of 365' to a point on the east line of Pouncey Tract Road (State Route 271); thence continuing along the east line of Pouncey Tract Road (State Route 271) N39°01'26"W, a distance of 86.11' to the point and place of beginning, containing 25.65 acres of land.

ZONING AREA "B"

Beginning at a point on the east line of Pouncey Tract Road (State Route 271), said point being 0.5± miles north of Shady Grove Road (State Route 624); thence leaving the east line of Pouncey Tract Road N53°16'06"E, a distance of 274.11' to a point; thence along a curve to the left having a radius of 2,178.34', a delta of 1°00'11" and a length of 38.14' to a point; thence N37°39'01"W, a distance of 285.61' to a point; thence N47°30'57"E, a distance of 1,374.39' to the true point and place of beginning; thence from the true point and place of beginning N47°30'57"E, a distance of 1,106.95' to a point; thence S25°40'54"E, a distance of 819.46' to a point; thence S25°40'07"E, a distance of 30.90' to a point; thence along a curve to the left having a radius of 1,077.69', a delta of 11°13'18" and a length of 211.07' to a point; thence S33°00'00"W, a distance of 399.63' to a point; thence along a curve to the right having a radius of 1,046.04', a delta of 14°42'47" and a length of 268.61' to a point; thence N42°30'00"W, a distance of 980.38' to the true point and place of beginning, containing 20.13 acres of land.

ZONING AREA "C"

Beginning at a point on the east line of Pouncey Tract Road (State Route 271), said point being 0.1± miles north of Shady Grove Road (State Route 624); thence leaving the east line of Pouncey Tract Road (State Route 271) N71°12'36"E, a distance of 495.87' to a point; thence N41°04'21"E, a distance of 199.97' to a point; thence N33°26'35"E, a distance of 376.27' to a point; thence N40°31'11"E, a distance of 614.98' to a point; thence N82°30'48"E, a distance of 438.73' to a point; thence N12°00'36"W, a distance of 839.11' to the true point and place of beginning; thence from the true point and place of beginning S30°00'00"W, a distance of 200' to a point; thence S7°00'00"W, a distance of 180' to a point; thence S73°00'00"W, a distance of 494.33' to a point; thence N10°00'00"W, a distance of 439.25' to a point; thence N31°45'00"W, a distance of 148.95' to a point; thence N53°30'00"W, a distance of 214.74' to a point; thence along a curve to the left having a radius of 1,046.04', a delta of 13°07'51" and a length of 239.73' to a point; thence N33°00'00"W, a distance of 399.63' to a point; thence along a curve to the right having a radius of 1,077.69', a delta of 11°13'18" and a length of 211.07' to a point; thence S25°40'07"E, a distance of 970.59' to the true point and place of beginning, containing 15.23 acres of land.

ZONING AREA "D"

Beginning at a point on the east line of Pouncey Tract Road (State Route 271), said point being 0.1± miles north of Shady Grove Road (State Route 624); thence continuing along the east line of Pouncey Tract Road (State Route 271) along a curve to the left having a radius of 3,308.25', a delta of 4°00'18" and a length of 231.25' to a point; thence leaving the east line of Pouncey Tract Road (State Route 271) N32°13'08"E, a distance of 950.16' to a point; thence S83°11'27"W, a distance of 139.40' to a point; thence N55°00'00"E, a distance of 426.84' to a point; thence N35°00'00"W, a distance of 60' to a point; thence

N54°30'00"E, a distance of 392.88' to a point; thence S10°00'00"E, a distance of 24.72' to a point; thence N73°00'00"E, a distance of 494.33' to a point; thence N7°00'00"E, a distance of 180' to a point; thence N30°00'00"E, a distance of 200' to a point; thence S12°00'36"E, a distance of 839.11' to a point; thence S82°30'48"W, a distance of 438.73' to a point; thence S40°31'11"W, a distance of 614.98' to a point; thence S33°26'35"W, a distance of 376.27' to a point; thence S41°04'21"W, a distance of 199.97' to a point; thence S71°12'36"W, a distance of 495.87' to the point and place of beginning, containing 26.93 acres of land.

ZONING AREA "E"

Beginning at a point on the east line of Pouncey Tract Road (State Route 271), said point being 0.3± miles north of Shady Grove Road (State Route 624); thence leaving the east line of Pouncey Tract Road (State Route 271) N83°11'27"E, a distance of 934.41' to a point; thence N55°00'00"E, a distance of 426.84' to a point; thence N35°00'00"W, a distance of 60' to the true point and place of beginning; thence from the true point and place of beginning S76°00'00"W, a distance of 210' to a point; thence N65°00'00"W, a distance of 174.70' to a point; thence N20°00'00"W, a distance of 603.17' to a point; thence N70°00'00"E, a distance of 210.82' to a point; thence along a curve to the left having a radius of 1,046.04', a delta of 23°52'09" and a length of 435.78' to a point; thence S53°30'00"E, a distance of 214.74' to a point; thence S31°45'00"E, a distance of 148.95' to a point; thence S10°00'00"E, a distance of 414.53' to a point; thence S54°30'00"W, a distance of 392.88' to the true point and place of beginning, containing 12.37 acres of land.

ZONING AREA "F"

Beginning at a point on the east line of Pouncey Tract Road (State Route 271), said point being 0.3± miles north of Shady Grove Road (State Route 624); thence continuing along the east line of Pouncey Tract Road (State Route 271) N39°01'26"W, a distance of 549.72' to a point; thence leaving the east line of Pouncey Tract Road (State Route 271) N50°58'34"E, a distance of 365' to a point; thence along a curve to the right having a radius of 1,193.62', a delta of 19°01'26" and a length of 396.32' to a point; thence N70°00'00"E, a distance of 419.18' to a point; thence S20°00'00"E, a distance of 603.17' to a point; thence S65°00'00"E, a distance of 174.70' to a point; thence N76°00'00"E, a distance of 210' to a point; thence S35°00'00"E, a distance of 60' to a point; thence S55°00'00"W, a distance of 426.84' to a point; thence S83°11'27"W, a distance of 934.41' to the point of beginning, containing 20.03 acres of land.


The Board of Supervisors accepted the following proffered conditions, dated May 19, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Proffer 17 of Case C-16C-03 is hereby deleted in its entirety. But for the deletion of Proffer 17, all other proffers set forth in Case C-16C-03 shall remain in full force and effect.

Shady Grove Co., Inc.
August 16, 2005
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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,


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

pc: Mr. Andrew Condlin, Esquire
Director, Real Estate Assessment
Conditional Zoning Index