



Bowman Acres

Hillshire at Berkeley

Stanwood at Berkeley

R-2C

R-2AC

R-2AC

Shady Grove Estates

A-1

BLAIRMONT CT  
GREY OAKS PARK DR

Prop. Grey Oaks 1Park Drive

RTHC

Prop. Grey Oaks 1Sec. E

Prop. Grey Oaks 1Sec C

POUNCEY TRACT RD

R-2AC

R-2AC to A-1C  
5.379 Ac.

A-1

R-2AC

A-1

# ZONING

Community Recreation Center

Ref: 738-772-9227

# C-57C-05

## Three Chopt District





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

October 18, 2005

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

Re: Conditional Rezoning Case C-57C-05

Dear Sir:

The Board of Supervisors at its meeting on October 11, 2005, granted your request to conditionally rezone property from R-2AC One Family Residence District (Conditional) to A-1C Agricultural District (Conditional), part of Parcel 738-772-9227, described as follows:

Beginning at a point on the east line of Pouncey Tract Road (state route 271), said point having a coordinate value of N=3771587.85 and E=11737648.42 of the Henrico County GPS Monumentation and Control Project of June 2000; thence leaving the east line of Pouncey Tract Road (state route 271) N 05°58'40" E, a distance of 42.43' to a point on the south line of Grey Oaks Park Drive (72' right of way); thence continuing along the south line of Grey Oaks Park Drive (72' right of way) N 50°58'40" E, a distance of 373.94' to a point; thence leaving the south line of Grey Oaks Park Drive S 26°30'00" E, a distance of 395.03' to a point; thence S 61°00'00" E, a distance of 285.87' to a point; thence S 78°30'00" E, a distance of 183.50' to a point; thence S 07°00'00" E, a distance of 33.45' to a point; thence S 83°13'37" W, a distance of 619.82' 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) N 39°01'20" W, a distance of 460.00' to the point and place of beginning containing 5.379 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated September 8, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Recreation Area:** The subject property shall be used only as a recreational facility and accessory uses. Such recreational facility shall include, but not be limited to an outdoor swimming pool and tennis court.

2. **Roads and Curb and Gutter:** All roads on the Property shall be paved. All roads on the Property shall be constructed with standard full-faced curb and gutter, unless otherwise approved by the County.
3. **Entrance Feature:** The main entrance from Pouncey Tract Road shall be complemented with landscaping and a brick, stone or stucco monument entrance feature. Landscaping at the entrance feature shall include sod and an irrigation system.
4. **Planting Strip:** A planting strip of variable width no less than ten (10) feet shall be reserved adjacent to the right-of-way line of Grey Oaks Park Drive. The planting strip shall include green space and landscaping including street trees and a hedgerow. The planting strip shall be irrigated. The width of the planting strip shall be in addition to the setbacks required by the County. A sidewalk shall be provided along Grey Oaks Park Drive. The sidewalk shall be constructed in accordance with the standards adopted by the County of Henrico.
5. **Fences:** There shall be no stockade-style wooden fences constructed on the property. Any fences erected along Grey Oaks Park Drive shall be uniform in style to those on adjacent properties.
6. **Lot clearing:** The clearing of healthy trees measuring 6 or more inches in diameter on the lot shall be limited to areas required to accommodate the recreational facility, driveways, sidewalks, open yard areas, swimming pools, tennis courts, utility lines and any other activities typically required for the construction of a recreational facility.
7. **Underground utilities:** Except for junction boxes, meters and existing overhead utility lines or for technical or environmental reasons, all utility lines shall be underground.
8. **Severance:** The unenforceability 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.

Shady Grove Co., Inc.  
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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,



Virgil R. Hazelett, P.E.  
County Manager

pc: Mr. Andrew M. Condlin, Esq.  
Director, Real Estate Assessment  
Conditional Zoning Index  
Dr. Penny Blumenthal, Director, Research and Planning, Henrico County  
Schools