



C-58C-06
Zoning
Amend Proffered Conditions
(C-3C-05 & C-10C-06)
Three Chopt District

500 Feet

PS September 2006 Ref: 737-771-5614



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

December 19, 2006

Wilton Development Corp.
4901 Dickens Road, #101
Richmond, VA 23230-1952

Re: Conditional Rezoning Case C-58C-06

Dear Sir:

The Board of Supervisors at its meeting on December 12, 2006, granted your request to amend proffered conditions accepted with Rezoning Case C-3C-05, on Parcels 737-770-7815, 737-770-9618, 738-770-2222, and 738-770-4727, described as follows:

Beginning at a point on the south line of Pouncey Tract Road (Route 271), said point being located 475'± west of the intersection of Pouncey Tract Road and Shady Grove Road; thence departing said south line of Pouncey Tract Road, S 81° 41' 36" W 765.64' to a point; thence S 87° 30' 59" W 156.03' to a point on the north line of Belair Place; thence with said north line of Belair Place, along a non-tangent curve to the left having Radius of 325.00', Delta of 22°36'36", Arc Length of 128.25', Tangent of 64.97' and Chord of N 27° 07' 19" E 127.42' to a point; thence departing the north line of Belair Place N 87° 30' 59" E 211.34' to a point; thence N 81° 06' 04" E 182.62' to a point on the south line of Austin Healey Place; thence with the right-of-way line around the cul-de-sac of Austin Healey Place, along a non-tangent curve to the right having Radius of 40.00', Delta of 43° 45' 42", Arc length of 30.55', Tangent of 16.06' and Chord of S 16° 32' 46" E 29.81' to a point; thence continuing, along a curve to the left having Radius of 50.00', Delta of 267° 31' 25", Arc length of 233.46' and Chord of N 51° 34' 23" E 72.22' to a point; thence continuing, along a curve to the right having Radius of 40.00', Delta of 38° 52' 40", Arc Length of 27.14', Tangent of 14.12' and Chord of N 62° 45' 00" W 26.62' to a point; thence departing the right-of-way line of Austin Healey Drive, N 85° 12' 25" E 216.02' to a point; thence S 38° 25' 37" E 72.07' to a point; thence N 51° 34' 33" E 222.29' to a point on the south line of Pouncey Tract Road (Route 271); thence with the south line of said Pouncey Tract Road, along a non-tangent curve to the right having Radius of 3234.05', Delta of 03° 24' 39", Arc length of 192.53', tangent of 96.29' and Chord of S 32° 52' 58" E 192.50' to a point, said point being the point and place of beginning and containing 2.342 acres, all as shown on plat by BAY Design Group dated October 24, 2006, entitled "EXHIBIT PLAT SHOWING LOTS 1,11,12 & 16, Block A, of BENTLEY, SECTION 1, Located in the Three Chopt District of Henrico County, Virginia".

The Board of Supervisors accepted the amendment to the proffered conditions, dated September 6, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

24. **Buffer Adjacent to Church:** A twenty-five (25) foot landscape buffer shall be provided on lots adjacent to Christ Church Episcopal (GPIN 738-769-3891). All trees with a caliper of five (5) inches or greater (unless dead or diseased) shall not be removed by the developer or initial home builder. In addition, the initial home builder shall be required to measure and meet the required minimum yard setback from the landscaped buffer.

All other proffers set forth in case C-3C-05 and C-10C-06 shall be in full force and effect.

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: Ms. Sandra Verna
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning, Henrico County Schools