



Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

**C-38C-07**  
**Zoning**  
 Office  
 Fairfield District

800 Feet

PS May 2007 Ref. 795-748-5865



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

August 21, 2007

LGA Associates, LLLP  
P.O. Box 8984  
Richmond, VA 23225

Re: Conditional Rezoning Case C-38C-07

Dear Sir:

The Board of Supervisors at its meeting on August 14, 2007, granted your request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to O-2C Office District (Conditional), part of Parcel 795-748-5865, described as follows:

**Area 1**

Beginning at a point, marked P.O.B. 1, said point lying on the eastern side of Wilkinson Road, a variable width right of way, approximately 0.2 miles north of the northern r/w extended of Azalea Avenue; thence, along a curve to the right having a radius of 1885.00 feet, a central angle of  $03^{\circ}02'25''$ , a tangent length of 50.02 feet, the long chord of which bears  $N 14^{\circ}49'10'' E$ , for a distance of 100.01 feet for an arc length of 100.03 feet to a point; thence,  $S 76^{\circ}07'23'' E$ , a distance of 246.00 feet to a point; thence, along a non-tangent curve to the right having a radius of 13917.77 feet, a central angle of  $02^{\circ}09'39''$ , a tangent length of 262.47 feet, the long chord of which bears  $N 28^{\circ}26'34'' E$  for a distance of 524.85 feet for an arc length of 524.88 feet to a point; thence, along a non-tangent curve to the left having a radius of 734.51 feet, a central angle of  $10^{\circ}45'28''$ , a tangent length of 69.16 feet, the long chord of which bears  $N 54^{\circ}14'26'' W$ , for a distance of 137.71 feet for an arc length of 137.91 feet to a point; thence,  $N 59^{\circ}33'02'' W$ , a distance of 132.83 feet to a point; thence,  $N 32^{\circ}40'20'' E$ , a distance of 168.13 feet to a point; thence,  $S 59^{\circ}33'02'' E$  a distance of 126.24 feet to a point; thence, along a non-tangent curve to the right having a radius of 902.51 feet, a central angle of  $06^{\circ}39'03''$ , a tangent length of 52.44 feet, the long chord of which bears  $S 56^{\circ}17'22'' E$ , for a distance of 104.70 feet for an arc length of 104.76 feet to a point; thence, along a non-tangent curve to the left having a radius of 840.75 feet, a central angle of  $14^{\circ}23'18''$ , a tangent length of 106.12 feet, the long chord of which bears  $N 22^{\circ}40'20'' E$ , for a distance of 210.58 feet for an arc length of 211.13 feet to a point; thence, along a non-tangent curve to the left having a radius of 1371.00 feet, a central angle of  $08^{\circ}31'12''$  a tangent length of 102.12 feet, the long chord of which bears  $N 23^{\circ}08'39'' E$ , for a distance of 203.69 feet for an arc length of 203.87 feet to a point; thence,  $N 75^{\circ}16'04'' W$  a distance of 200.62 feet to a point; thence, along a non-tangent curve to the left having a radius of 1171.00 feet, a central angle of

04°09'53", a tangent length of 42.58 feet, the long chord of which bears N 17°30'46" E, for a distance of 85.10 feet for an arc length of 85.12 feet to a point; thence, S 75°16'04" E, a distance of 200.01 feet to a point; thence, along a non-tangent curve to the left having a radius of 1371.00 feet, a central angle of 19°48'59", a tangent length of 239.48 feet, the long chord of which bears N 05°25'12" E, for a distance of 471.82 feet for an arc length of 474.18 feet to a point; thence, N 75°55'07" W a distance of 119.86 feet to a point; thence, along a tangent curve to the left with a radius of 235.00 feet, a tangent length of 38.46 feet, a central angle of 18°35'20", the chord of which bears N 85°12'47" W, for a distance of 75.91 feet; thence, along the arc of said curve for a distance of 76.24 feet to a point; thence, S 85°29'33" W, a distance of 12.55 feet to a point; thence, along a non-tangent curve to the left having a radius of 1171.00 feet, a central angle of 03°57'28", a tangent length of 40.46 feet, the long chord of which bears N 08°56'01" W, for a distance of 80.87 feet for an arc length of 80.89 feet to a point; thence, N 10°54'45" W a distance of 4.65 feet to a point; thence, along said east line of Wilkinson Road, N 10°54'45" W, for a distance of 252.95 feet to a point; thence, leaving said east line of Wilkinson Road S 77°39'02" E, for a distance of 61.93 feet to a point; thence, S 67°15'30" E, for a distance of 73.52 feet to a point; thence, S 58°09'29" E for a distance of 111.03 feet to a point; thence, S 78°46'02" E, for a distance of 72.00 feet to a point; thence, S 65°46'27" E, for a distance of 15.03 feet to a point; thence, S 19°21'56" E, for a distance of 32.63 feet to a point; thence, S 52°48'50" E, for a distance of 119.60 feet to a point; thence, N 62°57'19" E for a distance of 120.33 feet to a point; thence, N 20°40'19" E, for a distance of 48.84 feet to a point; thence, N 28°48'06" E, for a distance of 37.36 feet to a point; thence, N 42°28'38" E, for a distance of 17.86 feet to a point; thence, N 65°02'13" E, for a distance of 121.10 feet to a point; thence, N 07°51'18" W for a distance of 90.96 feet to a point; thence, S 61°35'16" E for a distance of 60.87 feet to a point; thence, S 64°57'08" E, for a distance of 97.15 feet to a point; thence, S 71°52'08" E, for a distance of 86.96 feet to a point; thence, S 71°54'52" E for a distance of 98.45 feet to a point; thence, N 73°06'47" E for a distance of 172.24 feet to a point; thence, N 48°30'58" E, for a distance of 182.81 feet to a point; thence, N 17°29'14" E, for a distance of 1.42 feet to a point; thence, S 51°51'09" E, for a distance of 16.87 feet to a point; thence, S 14°38'05" E, for a distance of 54.74 feet to a point; thence, S 30°41'33" E, for a distance of 105.04 feet to a point; thence, S 56°49'16" E, for a distance of 172 feet ± to a point lying in the centerline of ditch and old stream bed; thence, along said centerline of ditch and old stream bed 1889 feet ± to a point; thence, N 83°38'30" W, a distance of 782 feet to a point; thence, S 05°00'36" W, a distance of 254.65 feet to a point; thence, N 88°51'00" W, a distance of 223.30 feet to a point; thence, N 76°03'50" W a distance of 66.77 feet to a point; thence, S 79°35'20" W, a distance of 55.80 feet to a point; thence, along a tangent curve to the left with a radius of 85.36 feet, a tangent length of 80.00 feet, a central angle of 86°17'20", the radius of which bears S 10°24'40" E, the chord of which bears S 36°26'40" W for a distance of 116.75 feet; thence, along the arc of said curve for a distance of 128.55 feet to a point; thence, S 06°42'00" E a distance of 75.03 feet to a point; thence, along a tangent curve to the right with a radius of 118.58 feet, a tangent length of 150.00 feet, a central angle of 103°20'40", the radius of which bears S 83°18'00" W, the chord of which bears S 44°58'20" W, for a distance of 186.05 feet; thence, along the arc of said curve for a distance of 213.88 feet to a point; thence, N 83°21'20" W a distance of 166.42 feet to a point; thence, along a non tangent curve to the right with a radius of 1507.37 feet,

a tangent length of 157.04 feet, a central angle of 11°53'42", the chord of which bears N 09°33'21" E for a distance of 312.38 feet; thence, along the arc of said curve for a distance of 312.94 feet to a point; thence, N 76°07'23" W a distance of 239.21 feet to the point of beginning, containing: 2,408,868 square feet or 55.3 acres of land, more or less.

The Board of Supervisors accepted the following proffered conditions, dated June 19, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Buffer.** A forty-five (45') foot landscaped or natural buffer area shall be maintained along the boundary line of the Property fronting on the ultimate right-of-way of Wilkinson Road. Such buffer may include utility easements, driveways, roads or signage, or such other uses as approved at the time of final construction plan approval. Underbrush, fallen, diseased or dead trees and plant growth may be removed from any buffer area so long as additional supplemental plantings shall be added to such buffer.
2. **Building Setback.** Any building on the Property shall be set back at least fifty (50') feet from the right-of-way line of Wilkinson Road (as such right-of-way line shall be determined at the time of the initial Plan of Development review).
3. **Uses.** Funeral homes or undertaking establishments will not be permitted on the Property.
4. **Rooftop Screening.** Any rooftop mounted equipment shall be screened from public view at ground level at the perimeter of the Property.
5. **Utility Lines.** Except for junction and access boxes, meters and existing overhead utility lines, all utility lines, including, without limitation, electric, telephone, CATV or other similar lines, shall be installed underground. All junction and access boxes and meters shall be screened from view at the perimeter of the Property to the greatest extent practical.
6. **Detached Signage.** Any permanent detached signs shall be monolithic style signs, the base of which shall be landscaped.
7. **Trash and Recycling Receptacle Areas.** All dumpsters, trash and recycling receptacles, (not including convenience cans), shall be screened from view at the boundary line of the Property in a manner approved at the time of initial Plan of Development review.
8. **Severance.** The unenforceability, elimination, revision or amendment or any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.

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: Andrew M. Condlin, Esq.  
Director, Real Estate Assessment  
Conditional Zoning Index