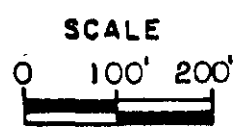


C-33C-83



COUNTY OF HENRICO PLANNING OFFICE  
pt. of 86-BI-10  
THREE CHOPT DISTRICT  
JAS.



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

July 20, 1983

FRANK A. FAISON  
County Manager

Re: Conditional Rezoning Case C-33C-83

Mr. Walter L. Regirer, et. al.  
2420 Pemberton Rd.  
Richmond, Virginia 23229

Dear Mr. Regirer:

The Board of Supervisors, at its meeting on July 13, accepted your amended proffered conditions and conditionally rezoned your property from A-1 Agricultural and R-3 One Family Residence to R-5 General Residence District.

The property conditionally rezoned is described as follows:

Part of Parcel 86-B1-10:

Zoning Parcel A: R-3 One Family Residence to R-5 General Residence District (Conditional)

Beginning at a point on the eastern line of Pemberton Road (State Route 157), said point being 402.47' north of the northern line of Fordson Road; thence along said eastern line of Pemberton Road N.  $37^{\circ} 27' 30''$  E., 262.47' to a point; thence along a line with the Estate of Arthur Cox, S.  $64^{\circ} 34' 20''$  E., 967.24' to a point; thence S.  $43^{\circ} 32' W.$ , 378.15' to a point; thence N.  $17^{\circ} 14' W.$ , 37.20' to a point; thence along a curve to the west and south having a radius of 243.27'; 308.96' to a point; thence along another curve to the west and north, having a radius of 504.98'; 330.14' to a point; thence N.  $52^{\circ} 32' 30'' W.$ , 279.96' to the point of beginning, containing 6.41 acres.

Zoning Parcel B: A-1 Agricultural to R-5 General Residence District (Conditional)

Beginning at a point on the eastern line of Pemberton Road (State Route 157), 395.27' north of the northern line of Fordson Road; thence along said eastern line of Pemberton Road N.  $37^{\circ} 27' 30''$  E., 7.20' to a point; thence S.  $52^{\circ} 32' 30'' E.$ , 279.96' to a point; thence along a curve to the east and north, having a radius of 504.98'; 330.14' to a point; thence along another curve to the east and south having a radius of 243.27'; 308.96' to a point; thence S.  $17^{\circ} 14' E.$ , 37.20' to a point; thence S.  $43^{\circ} 32' W.$ , 162.36' to a point; thence N.  $49^{\circ} 45' 30'' W.$ , 491.62' to a point; thence N.  $46^{\circ} 28' W.$ , 400.00' to the point of beginning, containing 2.17 acres.

The Board of Supervisors accepted the following amended proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. The property shall be used for the facility as an adjunct to University Park and the Regency Nursing Homes and a Home for the Adults. The proposed facility shall serve the need and be used only by elderly and/or convalescent and/or handicapped and/or disabled.

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2. The owner shall request C-1 Conservation zoning on those portions of the site lying within the 100-year flood plain subsequent to the following conditions being met, but in any event prior to requesting the first occupancy permits: A. An engineering determination of the limits and extent of the 100-year flood plain, and; B. Approval of a plan of development for the proposed use.

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 amended proffers in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index