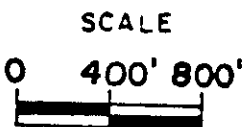


MULTI-FAM. / OFFICES

COUNTY OF HENRICO PLANNING OFFICE

C-22C-84



86-A2-7,10

THREE CHOPT DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 17, 1984

FRANK A. FAISON
County Manager

Re: Conditional Rezoning Case C-22C-84

Snyder-Hunt Corporation
c/o Mr. Dan Van Epps
1701 Tall Oaks Drive
Blacksburg, Virginia 24060

Gentlemen:

The Board of Supervisors, at its meeting on April 11, accepted your amended proffered conditions and conditionally rezoned your property from A-1 Agricultural to R-5 General Residence, O-2 Office and C-1 Conservation District.

The property conditionally rezoned is described as follows:

Parcels 86-A2-7 and 10:

C-1 Conservation District

The southernmost approximate .48 acre of the property, lying within the 100 year flood plain of Henrico County, as finally determined by definitive engineering studies undertaken in connection with plan of development review, containing .48 acre.

O-2 Office District

Beginning at a point on the S. line of U.S. Route 250; approximately 1,375' east of its intersection with the E. line of Pemberton Road; thence S. $54^{\circ} 02' 00''$ E., along the S. line of U.S. Route 250; 260.00' to a point; thence S. $36^{\circ} 13' 00''$ W., 628.30' to a point; thence S. $79^{\circ} 06' 00''$ W., 382.03' to a point; thence N. $36^{\circ} 13' 00''$ E., 907.10' to the point of beginning, containing 4.58 acres.

R-5C General Residential District

Beginning at a point on the S. line of U.S. Route 250, approximately 1,635' east of its intersection with the E. line of Pemberton Road; thence S. $54^{\circ} 02' 00''$ E., 431.2' to a point on the S. line of U.S. Route 250; thence S. $41^{\circ} 29' 00''$ W., approximately 2,788' to a point which is on the 100 year flood plain as it proceeds through the property; thence along the boundary of the 100 year flood plain as it proceeds through the property, approximately 275' to a point; thence N. $13^{\circ} 45' 00''$ E., 887.4' to a point; thence N. $35^{\circ} 27' 00''$ W., 244.0' to a point; thence N. $36^{\circ} 13' 00''$ E., 502.3' to a point; thence N. $81^{\circ} 18' 00''$ E., 161.10' to a point; thence N. $62^{\circ} 24' 00''$ E., 224.0' to a point; thence N. $24^{\circ} 49' 00''$ E., 130.4' to a point; thence N. $70^{\circ} 37' 00''$ E., 199.7' to a point; thence N. $79^{\circ} 06' 00''$ E., 382.03' to a point; thence N. $36^{\circ} 13' 00''$ E., 628.30' to the point of beginning, containing 36.37 acres.

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

Snyder-Hunt Corporation

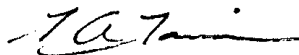
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1. Landscaping and/or other appropriate buffering will be provided and maintained around the boundaries of the Property, as required by the Planning Commission at the time of Plan of Development approval.
2. Exterior lighting on the Property shall be positioned in such a manner as to minimize the impact of such lighting on adjacent properties and be of such a type as required by the Planning Commission at the time of Plan of Development.
3. Development of that portion of the Property located south of Mayland Drive shall not exceed a density of twelve (12) dwelling units per acre.

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
Mr. Jay M. Weinberg
Mr. and Mrs. Douglas V. Blunt
Catholic Diocese of Richmond
Mr. E. E. Willey, Jr.