



**R-2 to O-2C  
47.65 ac.**

**A-1**

**R-2**

**PMD**

**M-1**

**R-2A**

OFFICE/HOSPITAL

COUNTY OF HENRICO PLANNING OFFICE

SCALE 104-A2-12,13,14,15 pt. 5,16,79

**C-29C-84**

0 200' 400'

FAIRFIELD DISTRICT

IAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

WILLIAM F. LaVECCHIA  
Acting County Manager

May 16, 1984

Re: Conditional Rezoning Case C-29C-84

Best Products Company, Inc.  
c/o Mr. Dan Barzel,  
Special Projects Manager  
P. O. Box 26303  
Richmond, Virginia 23260

Richmond Memorial Hospital  
c/o Mr. John N. Simpson, President  
1300 Westwood Avenue  
Richmond, Virginia 23227

Gentlemen:

The Board of Supervisors, at its meeting on May 9, accepted your proffered conditions and conditionally rezoned your property from R-2 One Family Residence to O-2 Office District. It was noted that there would be no access to Scott Road from the rezoned property.

The property conditionally rezoned is described as follows:

Parcels 104-A2-12, 13, 14, and part Parcels 104-A2-5 and 16 and part of Parcel 104-A1-79:

O-2 Conditional:

Parcel A:

Beginning at the point of intersection of the center line of St. Charles Road extended and the N. line of Parham Road; thence in a southwesterly direction along the N. line of Parham Road, 117.29' to the point and place of beginning; thence N. 00° 24' 15" W., 229.08' to a point; thence S. 87° 46' 50" W., 251.74' to a point; thence S. 87° 49' 30" W., 674.00' to a point; thence N. 03° 37' 55" E., 502.05' to a point; thence N. 88° 10' 50" E., 178.60' to a point; thence N. 02° 41' 30" E., 385.90' to a point; thence S. 66° 58' 20" E., 43.87' to a point; thence N. 29° 55' 15" E., 236.69' to a point; thence N. 54° 20' 25" W., 132.71' to a point; thence N. 29° 55' 15" E., 315.98' to a point; thence S. 55° 48' 40" E., 321.78' to a point; thence S. 02° 26' 15" E., 339.05' to a point; thence S. 87° 44' 45" E., 511.17' to a point; thence S. 01° 57' 55" E., 190.18' to a point; thence S. 02° 20' 10" E., 678.45' to a point on the north line of Parham Road; thence S. 59° 00' 06" W., 75.14' to a point on the N. line of Parham Road; thence along the arc of a curve to the southwest having a radius of 3,859.72', along the N. line of Parham Road, 324.86' to the point of beginning. *Containing 27.65 ac.*

Parcel B:

Beginning at the point of intersection of the center line of St. Charles Road extended

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and the N. line of Parham Road; thence along the N. line of Parham Road in a northeasterly direction, 282.71' to the point and place of beginning; thence N.  $02^{\circ} 20' 10''$  W., 678.45' to a point; thence N.  $01^{\circ} 57' 55''$  W., 190.18' to a point; thence N.  $87^{\circ} 44' 45''$  W., 269.78' to a point; thence N.  $02^{\circ} 01' 15''$  W., 680.91' to a point; thence N.  $87^{\circ} 58' 45''$  E., 856.30' to a point; thence S.  $5^{\circ} 27' 17''$  E., 1208.47' to a point on the N. line of Parham Road; thence S.  $59^{\circ} 00' 06''$  W. along the N. line of Parham Road, 750.00' to the point of beginning. *Containing 20.0 acres.*

The Board of Supervisors accepted the following 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. 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. No emergency room facility will be operated within any hospital constructed on Parcel B, as shown on the zoning plat submitted herewith (and maintained in the case file).

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,

*Robert J. LaVecchia*  
for W. F. LaVecchia, P. E.  
Acting County Manager

Enclosure: (Exhibit Map)

cc: Clerk, Board of Supervisors  
Supervisors, Real Estate Assessment  
Conditional Zoning Index ✓  
Ms. Allie S. Poore  
Ms. Allie Stevens  
Ms. Dorothy L. Poore  
Mr. and Mrs. Miles F. Valentine  
Mr. Thomas L. Newton, Jr.  
Mr. Robert B. Ball, Sr.  
Messrs. Leftwich L. and Vernon V. Stone  
Mr. Jay M. Weinberg

*elo*