

HANOVER

COUNTY

O-3C to B-2C
48 Acres

C-1

CHICKAHOMINY

RIVER

95

O-1

O-3C

FLOOD

C-1C

PLAIN

CONCEPT RD. 102-1

TELEGRAPH

PLAIN

A-1

ROAD

B-2C

O-3C

HALF SINK ROAD

C-1C

ROAD

ETHLEWOOD

R-2A

ROAD

C-1C

M-1

M-1C

O-3C

O-3

A-1

VIRGINIA

INTERSTATE 95

O-3

A-1

BROOK

R-2A

CENTER

PARKWAY

B-2

R-4

ROAD

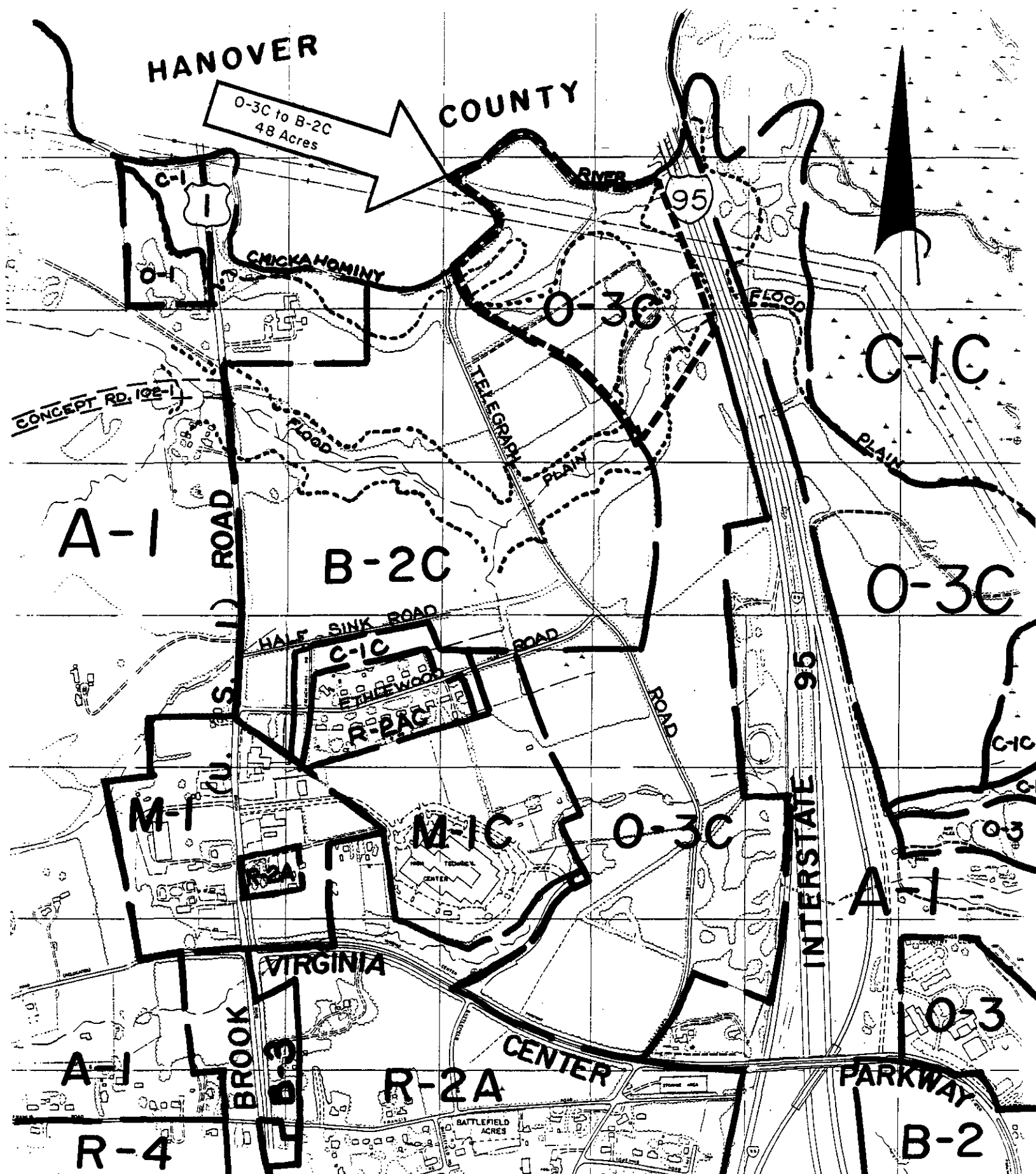
COUNTY OF HENRICO PLANNING OFFICE

Shopping Center
C-26C-88

Pt. of 102-B1-7

BROOKLAND DISTRICT

0 400' 800'





COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

April 19, 1988

W.F. LaVECCHIA, P.E., AICP
County Manager

Re: Conditional Rezoning Case C-26C-88

Virginia Center, Inc.
c/o Mr. T. S. Porter
1000 Virginia Center Pkwy.
Richmond, Virginia 23295

Virginia Center, Inc.
1001 Technology Park Drive
Glen Allen, Virginia 23060

Attention: Mr. William Kohut

Gentlemen:

The Board of Supervisors at its meeting on April 13, granted your request to conditionally rezone from O-3C Office (Conditional) to B-2C Community Business District (Conditional), described as follows:

Part of Parcel 102-B1-7:

Beginning at the intersection of the western right-of-way line of Interstate Route 95 and the center of the Chickahominy River, and thence running along the western right-of-way of Interstate Route 95; S. 19° 14' 07" E., approximately 970' to a point; thence along said right-of-way in a curve to the right having a radius of 9133.85' and a length of 281.10' to a point; thence S. 26° 03' 38" W., 692.82' to a point; thence in a curve to the right having a radius of 339.36' and a length of 220.34' to a point; thence S. 63° 15' 37" W., 16.40' to a point; thence in a northern direction along a curve having a radius of 1200' and a length of 1090.84' to a point; thence N. 65° 49' 40" W., 341.10' to a point; thence in a curve to the right having a radius of 543.11' and a length of 468.59' to a point; thence N. 16° 23' 35" W., approximately 65' to a point in the center of the Chickahominy River; thence along the center of said river in an eastward direction, approximately 2325' to the point of beginning, containing approximately 48 acres.

The Board of Supervisors accepted the following proffered condition which further regulates the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). It is as follows:

1. Prior to issuance of a building permit for any improvements to be constructed on the property, (i) all engineering work must be completed to identify by metes and bounds all portions of the property which will remain within the 100 year flood plain after any adjustments to be made on the property as approved by the Department of Public Works and (ii) an application must be filed with the County of Henrico to rezone the area which will remain within the the flood plain to C-1 Conservation.

Virginia Center, Inc.
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April 19, 1988

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 accepted proffered condition in the Conditional Zoning Index.

Sincerely,

W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Edward B. Kidd