

RESIDENTIAL SUBDIVISION

**C-56C-97**

PTS. OF 33-A-69B & 76

FAIRFIELD DISTRICT



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

## COUNTY OF HENRICO

September 16, 1997

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-56C-97

Mr. Roy B. Amason  
Virginia Center L.L.C.  
8116 River Road  
Richmond, Virginia 23229

Dear Mr. Amason:

The Board of Supervisors at its meeting on September 10, 1997 granted your request to conditionally rezone property from RTHC Residential Townhouse District (Conditional) and O-2C Office District (Conditional) to R-5AC General Residence District (Conditional), part of Parcels 33-A-69B, and 33-A-76, described as follows:

### PARCEL 1

Beginning at a point on the eastern boundary line of Virginia Center Parkway (a private road), said point being 848.36 feet south of Virginia Center Parkway (a public road right of way). Thence leaving the eastern boundary line of Virginia Center Parkway (a private road) in an easterly direction with three courses and distances; (1) N. 74° 55' 08" E., 478.85 feet to a point; (2) Thence S. 57° 40' 57" E., 27.17 feet to a point; (3) Thence S. 74° 55' 08" W., 490.97 feet to a point on the eastern boundary of Virginia Center Parkway (a private road). Thence with the eastern boundary line of Virginia Center Parkway (a private road) in a northerly direction along a curve to the right having a delta angle of 04° 00' 11", a radius of 300.00 feet and an arc length of 20.96 feet to a point on said line. Said point being the Point and Place of Beginning for Parcel 1 and containing 0.223 acre more or less.

### PARCEL 2

Beginning at a point on the western boundary line of Virginia Center Parkway (a private road), said point being 677.63 feet south of Virginia Center Parkway (a public road right of way). Thence continuing with the western boundary line of Virginia Center Parkway (a private road) along a curve to the left having a delta angle of 19° 05' 55", a radius of 300.00 feet and an arc length of 28.84 feet to a point on said line. Thence leaving the western boundary line of Virginia Center Parkway (a private road) in an westerly direction with three courses and distances; (1) S 50° 45' 10" W., 205.73 feet to a point; (2) Thence N. 50° 28' 50" W., 25.49 feet to a point; (3) Thence N. 50° 45' 10" E., 225.05 feet to a point on the western boundary of Virginia Center Parkway (a private road), said point being the Point and Place of Beginning for Parcel 2 and containing 0.123 acre more or less.

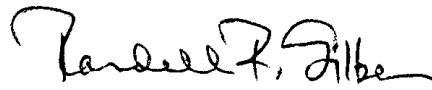
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):


Mr. Roy B. Amason  
Virginia Center L.L.C.  
C-56C-97  
Page 2  
September 16, 1997

1. The maximum number of lot line units shall be 95 units. These units shall be for sale. They shall be constructed substantially as shown on Attached Exhibit 4 (see 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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



 Virgil R. Hazelett, P.E.,  
County Manager

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. Glenn R. Moore, Esquire  
Jordan Consulting Engineers