



**SUBJECT PROPERTY**

**C-16C-07**  
**Zoning**  
 Amend Proffered Conditions  
 Three Chopt District  
 400 Feet  
 PS December 2006 Ref: 745-761-7339



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

March 20, 2007

Circuit Virginia Corporation  
c/o Sigmund Sommer Trust  
280 Park Avenue, 4 West  
New York, NY 10017

Re: Conditional Rezoning Case C-16C-07

Dear Sirs:

The Board of Supervisors at its meeting on March 13, 2007, granted your request to amend proffered conditions accepted with Rezoning Case C-6C-93, on Parcel 745-761-7339, described as follows:

Beginning at a point marking the intersection of the western line of Old Sadler Road with the northern line of W. Broad Street; thence N 81°17'55" W, 495.70' to a point; thence N 28°40'23" W, 90.59' to a point; thence N 5°52'31" E, 131.33' to a point; thence N 18°39'22" W, 154.74' to a point; thence N 48°04'52" W, 183.77' to a point; thence N 74°26'04" W, 531.30' to a point; thence N 51°10'11" W, 167.05' to a point; thence along the arc of a curve having a radius of 5,835.58', 373.73' to a point; thence S 77°13'20" E, 1,024.61' to a point; thence S 68°32'57" E, 371.18' to a point; thence S 22°03'05" E, 100.00' to a point; thence N 88°40'55" E, 250.00' to a point on the western line of Sadler Road; thence S 04°07'20" W, 642.41' to the point of beginning, containing 15.43± acres.

The Board of Supervisors accepted the following proffered conditions, dated February 22, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Except as amended hereby, all proffers contained in C-6C-93 shall remain in full force and effect and shall by this reference thereto be made a part hereof as if fully set forth herein. Proffer 12 shall be amended as follows:

12. There shall be no vehicular access to or from the Property to or from W. Broad Street and a maximum of two (2) vehicular access drives to or from the Property to or from Old Sadler Road and one (1) gated ingress/egress drive for inventory

vehicles entering/exiting the Property via Old Sadler Road which shall be posted with a "No Left Turn" sign so as to require exiting vehicles to make a right turn only towards W. Broad Street, unless otherwise requested and specifically approved at the time of Plan of Development review. The term "inventory vehicles" shall be defined only as individual vehicles for sale and shall not include multiple-vehicle carriers.

The Planning Department 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

pc: D. Bryant Gammond, P.E.  
Director, Real Estate Assessment  
Conditional Zoning Index