



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

John A. Vithoulkas
County Manager

September 21, 2021

Jason Kushner
Hillwood Enterprises, L.P.
5050 West Tilghman Street, Suite 435
Allentown, Pennsylvania 18104

RE: Rezoning Case REZ2021-00035

Dear Mr. Kushner:

The Board of Supervisors at its meeting on September 14, 2021, approved your application to rezone from M-2C General Industrial District (Conditional) and C-1 Conservation District to C-1 Conservation District part of Parcels 795-749-4431 and 796-747-9944 containing 233 acres located approximately 100' north of the intersection of the Richmond Henrico Turnpike (State Route 627) and the north line of the C&O Railroad, described as follows:

Beginning at a point at the intersection of the north line of Richmond Henrico Turnpike (State Route 627) and the north line of the C&O Railroad Company; said point being 0.7± mile east of Azalea Avenue; thence leaving the north line of Richmond Henrico Turnpike and continuing along the north line of the C&O Railroad Company along a curve to the right having a length of 116.90', a radius of 1,545.12', A chord bearing of N18°03'49"E and a chord of 116.88' to the true point of beginning; thence leaving the north line of the C&O Railroad Company N36°34'40"W 917.84' to a point; thence N82°34'40"W 115.54' to a point; thence along the base flood elevation contour line as it meanders 1,115± to a point; thence N82°43'40"W 578.73' to a point; thence N07°14'30"E 375.60' to a point; thence N82°43'40"W 33.00' to a point; thence along the base flood elevation contour line as it meanders 1,830± to a point; thence N82°43'40"W 96.28' to a point; thence N17°30'25"W 1,600.23' to a point; thence N13°24'10"W 223.56' to a point; thence N88°53'14"E 180.97' to a point; thence N74°05'26"E 338.90' to a point; thence N49°01'39"E 344.99' to a point; thence N67°28'21"E 436.71' to a point; thence N61°26'51"E 381.80' to a point; thence N89°45'31"E 399.53' to a point; thence S27°14'44"E 291.21' to a point; thence S37°44'30"E 191.40' to a point; thence S37°41'00"E 748.43' to a point; thence N69°01'30"E 1,410' to a point; thence S28°06'39"E 763.23' to a point; thence S25°55'00"E 325.31' to a point; thence S64°49'30"E 300± to a point at the centerline of Chickahominy River; thence along the centerline of the Chickahominy River 680± to a point on the north line of the C&O

Railroad Company; thence leaving the centerline of the Chickahominy River and continuing along the north line of the C&O Railroad Company S55°52'42"W 1,288.00' to a point; thence along a curve to the left having a length of 666.68', a radius of 1,770.14', a chord bearing of S45°05'20"W and a chord of 662.75' to a point; thence along a curve to the left having a length of 379.38', a radius of 1,545.12', a chord bearing of S27°15'55"W and a chord of 378.43' to the true point of beginning and containing 233± acres.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoulkas
County Manager

pc: Ann Neil Cosby, Esq.
Adena M. Patterson, Esq.
Richmond International Raceway, Inc.
Director, Real Estate Assessment