

LAKE C-1

B-1

RTH

RTH

REGENCY
WOODS

R-5

RAINTREE

R-2A

CONTROLLED DENSITY
QUIOCCASIN RD. EXT.

QUIOCCASIN RD.

B-3
PROP. PMD TO B-2
12.72 Ac.

AREA UNDER
CONSTRUCTION
PMD

R-6

ASBURY CT

R-2

GAYTON

STONERIDGE RD.

R-3

EDNAM FOREST DR.
EDNAM FOREST DR.
WALTHAM DR.

CLEARWOOD LA

WEMBLY RD.
WESTFRIDGE RD.

MARBLE HILL
APTS

PINCHBECK
ELEM. SCHOOL
PINCHECK
ELEMENTARY
SCHOOL

R-3

R-2

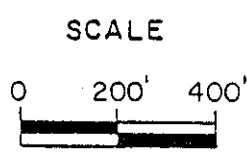
R-5

R-1

R-5

ATHLETIC FIELD

C-82C-78



79-B2-6, 29
TUCKAHOE DISTRICT
RWC

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

January 26, 1979

FRANK A. FAISON
County Manager

Re: Rezoning Case C-82C-78

parcels 79-B2-6 and 29

Mr. Robert G. Butcher, Jr.
Gayton-Gaskins Associates
1200 Ross Building
Richmond, Virginia 23219

Dear Mr. Butcher:

The Board of Supervisors, at its meeting on January 24, 1979 conditionally rezoned the property described herein from PMD Planned Industrial District to B-2 Community Business District in accordance with your request and the Planning Commission's recommendation. In accordance with Article 20, Section 20.2 of Henrico County Zoning Ordinance No. 179, the following preferred conditions were approved by the Board of Supervisors and are applicable to the property.

1. Applicant makes it a condition to the rezoning that it be required to construct upon the property a community shopping center, colonial in design and conceptually similar to the Sycamore Square Shopping Center in Chesterfield County, Virginia, consisting of a coordinated group of local retail business establishments, indoor and outdoor, with common parking and service areas. This community center shall include retail business establishments serving the general public.
2. Applicant warrants that the following uses which are allowed under B-2 zoning will not be made on the property.
 - a. Dancing establishments and dance halls;
 - b. Hotels;
 - c. Motels
 - d. Motor lodge;
 - e. Motor hotel
 - f. Carpenter;
 - g. Electrical;
 - h. Plumbing;
 - i. Heating;

- j. Job printing;
- k. Upholstery;
- l. Furniture or appliance repairing;
- m. Mortuary;
- n. Bowling, skating or billard establishment.

3. Applicant agrees to the elimination from the center of any "fast food" or carry-out restaurant. A fast food or carry-out restaurant for this purpose is defined as:

As establishment whose principal business is the sale of foods and beverages to customers in a ready to consume state and which foods and beverages are: (a) usually served in edible containers, or (b) in paper, plastic or other disposable containers and/or wrappers; for immediate consumption either within the restaurant building or off the premises.

4. Applicant agrees to eliminate service stations from the project but this is not to include the elimination of the sale of motor fuels or lubricants at a self or full service operation.
5. Applicant will make use of lighting of a low level intensity that is compatible to residential developments in the general vicinity and similar to what may be found in the Brookfield Development on Broad Street.
6. In the event the applicant develops any free standing out parcel buildings to be located on the property, then applicant warrants that any such buildings will be architecturally compatible with the buildings developed within the center.

The property conditionally zoned B-2 Community Business District is described as follows:

Beginning at a point that marks the northwest corner of Gayton and Gaskins Roads and from that point north along the western line of Gaskins Road 1295 feet to a point; thence in a westerly direction 625 feet along the south line of unimproved Quioccasin Road to a point; thence in a southerly direction 1140 feet to a point on the north line of Gayton Road; thence in a southeasterly direction along said Gayton Road 330 feet to the point and place of beginning.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records and to file the approved conditions in the Conditional Zoning Index.

Sincerely,

Frank A. Faison
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Ms. Elne F. Bayless, c/o Mr. Guy C. Bayless
Weinstein Associates