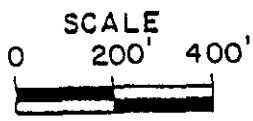


C-21C-79



92-B1-56  
92-B2-12  
BROOKLAND DISTRICT  
RWC



FRANK A. FAISON  
County Manager

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

May 16, 1979

Re: Zoning Case C-21C-79

H. D. Hall of Virginia, Inc.  
Southern Towers  
Monticello Building  
5055 Seminary Road  
Alexandria, Virginia 22311

Gentlemen:

At its meeting on May 9, 1979, in accordance with your request and the Planning Commission's recommendation, the Board of Supervisors conditionally rezoned the below described property from R-3 One Family Residence to R-6 General Residence District:

In so doing, the Board accepted the following proffered conditions which are applicable to the property:

1. No portion of the property shall be used for multi-family residential apartments or residential condominium dwelling units.
2. No portion of the property shall have vehicular access to Carousel Lane or Trail Drive unless required by the County of Henrico or any governmental body or agency.
3. The development, use and operation of the property shall be subject to such limitations as to parking lot lighting, signage, perimeter buffering and exterior architectural treatment as shall be incorporated in the Plan of Development application and as approved by the Planning Commission of Henrico County.
4. Notwithstanding the conditions hereinabove set forth, the undersigned owners and their respective assigns and successors in interest, may take any and all action required to comply with any requirements of Henrico County, Virginia, or any officials thereof or any applicable governmental bodies, agencies, commissions or departments in order to obtain the requested rezoning, subdivision approval and/or plan of development approval, building permits and all other required permits and approvals to develop, construct, use, sell, lease and operate the property.

May 16, 1979

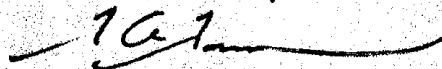
5. These proffers shall be binding upon the undersigned and their respective assigns and successors in interest for so long as the property remains zoned R-6, or such other substantially similar classification permitting office park development and operation as principal uses or unless and until same are amended or modified by the County of Henrico, Virginia, or its designee.

The property which was conditionally rezoned, part of Parcel 92-B2-12 and 92-B1-56 is described as follows:

Beginning at a point on the northern line of Hungary Spring Road, which point marks the dividing line between the property known as Woodland Farms Subdivision and the hereinafter described property and from said point of beginning N. 44° 37' 41" W., 1,084' more or less, to a point on Rocky Branch Creek, thence in a southeasterly direction along the center line of Rocky Branch Creek, a distance of 260', more or less to a point on the southern line of Parham Road; thence along the southern line of Parham Road along the arc of a curve having a radius of 2,914.79', a distance of 594.11' to a point; thence S. 88° 08' 13" E., 280.45' to a point; thence S. 83° 56' 39" E., 149.81' to a point; thence along the arc of a curve having a radius of 55.00', a distance of 105.01' to a point; thence S. 64° 33' 13" E., 2.00' to a point; thence along the arc of a curve having a radius of 1,115.00', a distance of 364.28' to a point; thence S. 45° 25' 30" W., 440.83' to the point of beginning, containing approximately 11.45 acres.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to place a copy of the applicable conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
✓ Mr. Jay Weinberg