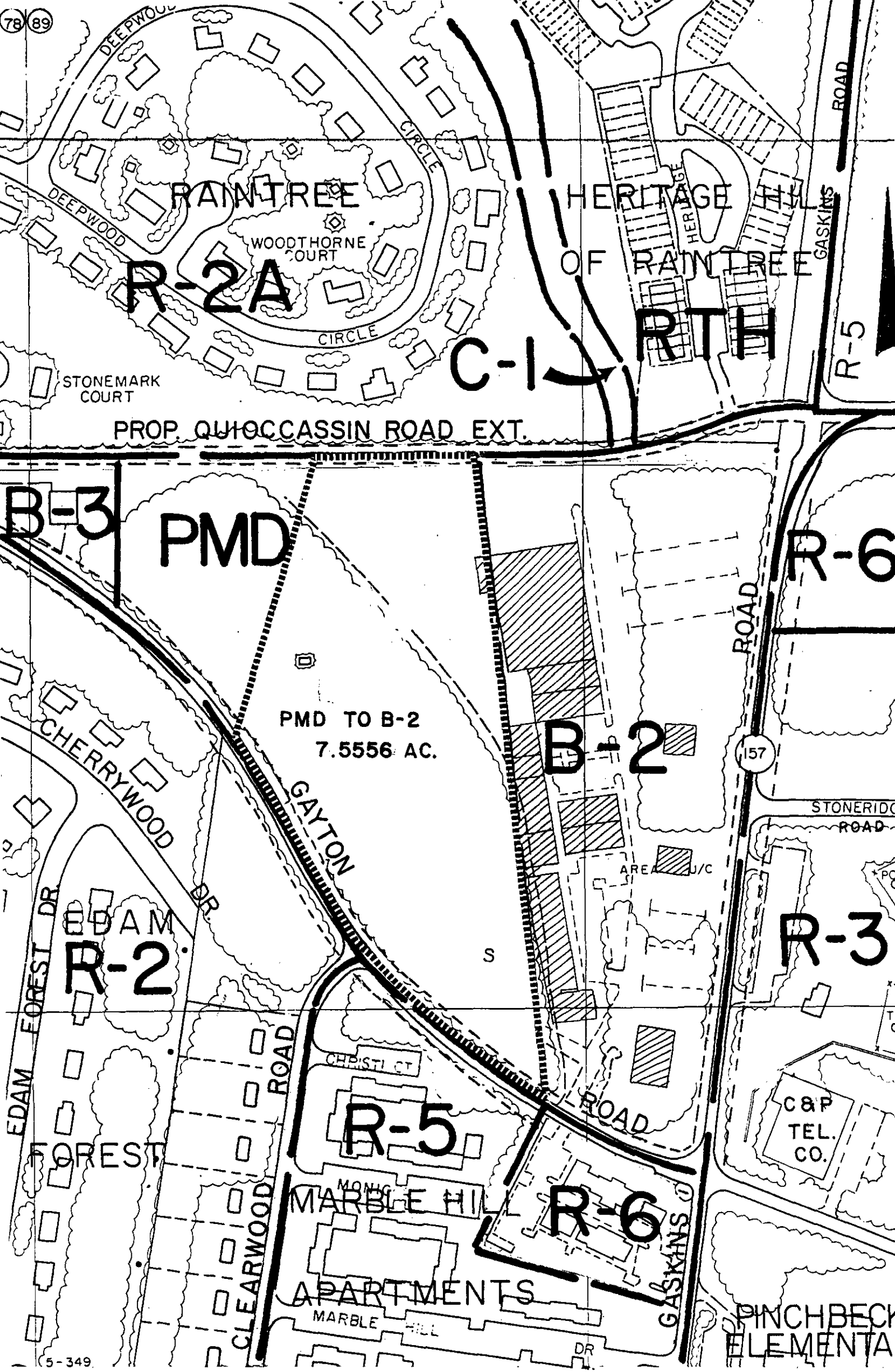
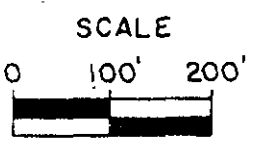


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C-62C-79



80-A2-2,51  
TUCKAHOE DISTRICT  
JAS

5-349



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

FRANK A. FAISON  
County Manager

November 20, 1979

Re: Conditional Rezoning Case C-62C-79

Gayton & Gaskins Limited Partnership  
9607 Gayton Road  
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on November 14, accepted the owners proffered conditions and conditionally rezoned the subject property to B-2 Community Business District. Set forth below are the proffered conditions regulating the use of 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:

An 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.
7. Applicant offers as a further condition or proffer the following: Buffering on Gayton Road and Quioccasin Road consisting of green areas as shown on tentative site plan will be the minimum standard for any such green areas on the final site plan for Plan of Development approval.

The property subject to the above proffers is tax parcels 80-A2-2 and 51 which are described as follows:

Beginning at a rod set on the northern right of way line of Gayton Road at a point which is distant from the intersection of the northern right of way line of Gayton Road, extended, with the western right of way line of Gaskins Road, extended, as follows: N.  $62^{\circ} 15' 54''$  W., 51.44' to a rod set on the northern right of way line of Gayton Road; thence continuing along the northern right of way line of Gayton Road N.  $62^{\circ} 12' 54''$  W. 26.23' to a rod set in the northern right of way line of Gayton Road; thence continuing along the northern right of way line of Gayton Road along a curve to the right having a central angle of  $13^{\circ} 21' 06''$ , a radius of 1,120.92', a length of 261.21', a tangent of 131.20' and a chord of 260.62' to a rod set in the northern right of way line of Gayton Road, which rod marks the point of beginning; thence, from said point of beginning, continuing along the northern right of way line of Gayton Road along a curve to the right having a radius of 1,120.92', a length of 549.95' and a chord of 544.45' to a monument; thence from said monument along the northern right of way line of Gayton Road N.  $20^{\circ} 45' 10''$  W., a distance of 156.03' to a monument; thence continuing along the northern right of way line of Gayton Road along a curve to the left having a radius of 1,170.92', a length of 172.98' and a chord of 172.82' to a rod set in the northern right of way line of Gayton Road; thence, leaving the northern right of way line of Gayton Road N.  $15^{\circ} 38' 43''$  E., a distance of 412.98' to a rod set; thence N.  $45^{\circ} 49' 21''$  E., 15' to

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a rod set; thence N. 44° 10' 39" W., 31.08' to a rod set in the southern right of way line of Quioccasin Road (unimproved); thence along said southern right of way line of Quioccasin Road (unimproved) S. 82° 59' 06" E., a distance of 304.48' to a rod set in the southern right of way line of Quioccasin Road (unimproved); thence leaving the said southern right of way line of Quioccasin Road (unimproved) S. 1° 49' 28" E., a distance of 1,143.40' to a rod in the northern right of way line of Gayton Road which is the point of beginning, containing 7.5556 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 accepted proffers in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Mr. Robert G. Butcher, Jr.  
Conditional Zoning Index