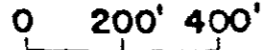


COUNTY OF HENRICO PLANNING OFFICE

SCALE 92-BI-44,58, pt. of 11, pt. of 9



BROOKLAND DISTRICT

J.A.S.

C-80C-80



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

FRANK A. FAISON  
County Manager

January 16, 1981

Re: Conditional Rezoning Case C-80C-80

Messrs. K. Bruce Hobart and  
Donald E. Perry  
1601 Rolling Hills Dr., Suite 119  
Richmond, Va. 23288

Gentlemen:

At its January 14, 1981 meeting, the Board of Supervisors accepted your amended proffered conditions on behalf of the property owners and conditionally rezoned from R-2A and R-3 One Family Residence to R-6 General Residence District the below described property in accordance with your request and the Planning Commission's recommendation.

The property, Parcels 92-B1-44, 58, part of parcels 92-B1-9, 11 and Block G, Lots 1 and 2 and part of Lots 38 and 39 and two reserved lots, Block D, Woodlawn Farms Subdivision is described as follows:

Beginning at a point on the S. line of Parham Road; said point being 429.55' E. of the intersection of the W. line of Shrader Road and the S. line of Parham Road. Beginning at said point; thence S.  $11^{\circ} 31' 24''$  W. to a point; thence N.  $89^{\circ} 15' 35''$  W., 330.0' to a point; thence around a curve to the left with a radius of 25.0' for a length of 42.2' and a delta of  $96^{\circ} 42' 20''$  to a point on the E. line of Shrader Road at the intersection of Carousel Lane; thence along the E. line of Shrader Road S.  $5^{\circ} 57' 55''$  E., 215.0' to a point; thence along a curve to the left with a radius of 668.84' for length of 340.0' to a point; thence continuing along the E. line of Shrader Road S.  $35^{\circ} 19'$  E., for a length of 237.93' to a point; thence N.  $36^{\circ} 29' 48''$  E., for a length of 721.89' to a point; thence S.  $78^{\circ} 59'$  E. for a length of 361.12' to a point; thence S.  $80^{\circ} 21' 50''$  E., 327.71' to a point; thence S.  $86^{\circ} 34' 2''$  E., for a length of 245.0' to a point; thence N.  $6^{\circ} 59' 7''$  E., for a length of 150.29' to a point; thence N.  $43^{\circ} 38' 13''$  W., for a length of 135.0' to a point in the center line of the creek branch; thence along the center line of the creek branch in a northeasterly direction for a length of approximately 200' to a point being on the S. line of Parham Road; thence along the S. line of Parham Road N.  $71^{\circ} 32' 6''$  W. for a length of 1,400' to the point of beginning, containing 19 acres.

The following proffered conditions were accepted by the Board of Supervisors and further regulate the property in addition to all applicable provisions of the County Zoning Ordinance.

1. The Property shall not be used for multi-family rental dwellings, clubs, fraternities or lodges, general hospitals, sanitoriums or rest homes, funeral chapels and related facilities.

Messrs. K. Bruce Hobart and  
Donald E. Perry  
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2. All exterior walls of each office building constructed on the site will be substantially architecturally similar in treatment.
3. The Property will be landscaped and properly buffered from adjacent residential areas, as required or approved by the Planning Commission at the time of Plan of Development approval.
4. Lighting in parking lots and accessory drives shall be positioned in such a manner as to minimize the impact of such light on adjacent residential areas and be of such type as required or approved by the Planning Commission at the time of Plan of Development Approval.
5. No more than 300,000 square feet of leaseable office space shall be constructed on the Property.
6. There shall be no direct street connections or vehicular access to or from the Property to or from the streets in Woodlawn Farms Subdivision unless required by any applicable governmental body, commission, agency or department thereof.
7. The owner shall use his best efforts to obtain all required approvals for the proper vacation of that portion of Carousel Lane, as is within the boundaries of the Property and that portion of Claybank Drive which connects to the portion thereof within Woodlawn Farms Subdivision.

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

Sincerely,



Frank A. Faison,  
County Manager

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