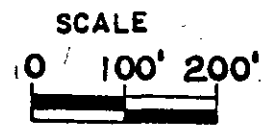


OFFICES

COUNTY OF HENRICO PLANNING OFFICE
PT. 86-A1-16

C-5/C-84



THREE CHOPT DISTRICT
J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
August 3, 1984

WILLIAM F. LaVECCHIA, P.E.
County Manager

Re: Conditional Rezoning Case C-51C-84

Mr. Fred L. Williams, Jr.
Wilton Creek Road
Deltaville, Virginia 23043

Dear Mr. Williams:

The Board of Supervisors at its meeting on July 25, 1984 accepted your proffered conditions and conditionally rezoned your property from A-1 Agricultural to O-2 Office District.

The property conditionally rezoned is described as follows:

Part of Parcel 86-A1-16

Beginning at a point on the E. line of Pemberton Extension, approximately 310.87' north of its intersection with the N. line of Broad Street Road; thence N. $26^{\circ} 25' 08''$ E., 286.96' to a point; thence along the arc of a curve to the north having a radius of 983.41', 162.79' to a point; thence N. $51^{\circ} 51' 41''$ E., 41.68' to a point; thence N. $87^{\circ} 50' 50''$ E., 17.00'; thence S. $50^{\circ} 49' 20''$ E., 37.32' to a point on the W. line of Springfield Road; thence S. $12^{\circ} 50' 07''$ E., 628.33' to a point; thence N. $63^{\circ} 34' 52''$ W., 453.37' to the point of beginning, containing 2.869 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. Landscaping and/or other appropriate buffering will be provided and maintained around the boundaries of the Property as required by the Planning Commission at the time of Plan of Development approval.
2. Exterior lighting on the Property shall be positioned in such a manner as to minimize the impact of such lighting on adjacent properties and be of such a type as required by the Planning Commission at the time of Plan of Development approval.
3. The hatched portion of the Property, shown on plat in case file., consisting of the northernmost .25 acre thereof, shall be retained in its natural state, except to the extent necessary for utility easements, or other purposes as may be required by the Planning Commission at the time of Plan of Development or landscape review, or by any other governmental body, agency, commission, board, department or official thereof. Underbrush and fallen, diseased or dead plant growth may be removed and additional plantings may be added.
4. No building constructed on the Property shall exceed the lesser of thirty-five (35) feet and two (2) stories in height.

Mr. Fred L. Williams, Jr.

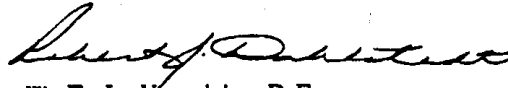
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5. The exposed portion of the exterior wall surfaces (front, rear and sides) of each building constructed on the Property shall be similar to other such wall surfaces in architectural treatment and materials of said building, but different buildings may have different exterior materials. No exposed cinderblock shall be permitted.
6. The Property shall not be used to meet the off-street parking requirements for commercially zoned parcels.
7. No mobile business sign shall be placed on the property.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,


for W. F. LaVecchia, P.E.
County Manager

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