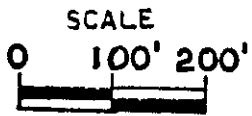


OFFICE DEVELOP.

COUNTY OF HENRICO PLANNING OFFICE

C-18C-86



86-A1-29

THREE CHOPT DISTRICT

J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
May 19, 1986

W.F. LAVECCHIA, P.E.
County Manager

Re: Conditional Rezoning Case C-18C-86

U. S. Shelter Corporation
P. O. Box 1089
Greenville, South Carolina 29601

Gentlemen:

The Board of Supervisors at its meeting on May 14, granted your request to conditionally rezone from A-1 Agricultural to O-2C Office District (Conditional), Parcel 86-A1-29, described as follows:

Beginning at the point of intersection of the W. line of Pemberton Road and the center line of the Proposed future Mayland Drive; thence N. $55^{\circ} 12'$ W., 259.35' to a point; thence N. $34^{\circ} 48'$ E., 119.35' to a point; thence S. $82^{\circ} 42'$ E., 300.00' to a point on the W. line of Pemberton Road; thence along the W. line of Pemberton Road, S. $36^{\circ} 18'$ W., 258.00' to the point of beginning, containing 1.13 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. A natural or landscaped buffer area of a minimum of twenty-five (25) feet in width shall be maintained along the right-of-way lines of Pemberton Road and Mayland Drive (as such right-of-way lines are determined at the time of Plan of Development review), except to the extent necessary for utility easements, signage, roads, driveways or other purposes required by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, commission, board, department or official thereof. Existing vegetation, underbrush and fallen, diseased or dead plant growth may be removed from such buffer areas, and additional plantings may be added. Where the placement of utility easements within a buffer area results in the inability of the owner to provide adequate screening within such buffer area, screening shall be provided adjacent to such buffer area, to properly screen development on the Property from adjacent properties, as determined by the Planning Commission at the time of landscape plan review.
2. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property shall be similar to the other exposed portions of exterior walls of such building (and shall not be untreated or painted cinderblock), in architectural treatment and materials unless different architectural treatment and/or materials are specifically accepted with respect to the exposed portion of any such wall, by the Planning Commission at the time of Plan of Development approval.
3. No building constructed on the Property shall exceed the lesser of two (2) stories or thirty (30) feet in height.

4. Parking lots constructed on the Property shall be landscaped, including, but not necessarily limited to, the planting of shrubbery and/or trees in islands located within such parking lots.
5. Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting off-site, and which produce a lighting intensity of a maximum of one-half (1/2) foot candle along the boundaries of the Property abutting Mayland Drive and Pemberton Road.
6. No parking spaces shall be located between the easternmost building constructed on the Property and Pemberton Road.
7. No mobile or portable sign shall be placed on the property.
8. No more than sixty-five percent (65%) of the Property shall be covered by buildings and parking areas.
9. (a) If a bank or savings and loan association branch facility is operated on the Property, such branch facility shall not exceed 2,500 square feet of floor space.
(b) In the event such a branch facility is operated on the Property, no more than a total of 5,000 square feet of floor space shall be constructed on the Property.
(c) If no such branch facility is operated on the Property, a maximum of 18,000 square feet of floor space may be constructed 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