

SHOPPING CENTER

C-30C-88

COUNTY OF HENRICO PLANNING OFFICE

Pt. of 105-B1-3 & 106-A1-5

FAIRFIELD DISTRICT

0 400' 800'





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
May 17, 1988

W.F. LaVECCHIA, P.E., AICP
County Manager

Re: Conditional Rezoning Case C-30C-88

Sigma of Virginia, Inc.
7400 Beaufont Springs Dr.
Richmond, Virginia 23225

Gentlemen:

The Board of Supervisors at its meeting on May 11, granted your request to conditionally rezone from R-5 General Residence to B-3C General Business District (Conditional), property described as follows:

Part of Parcel 105-B1-3 and 106-A1-5:

Beginning at a point on the W. line of U.S. Route 1 (Brook Road) marked P.O.B. on a plat by J. K. Timmons & Associates, P.C.; thence S. $75^{\circ} 15' 37''$ W., 515.60' to a point; thence N. $14^{\circ} 44' 23''$ W., 300.00' to a point; thence N. $74^{\circ} 15' 28''$ W., 449.75' to a point; thence N. $87^{\circ} 44' 48''$ W., 850' +- to the centerline of Upham Brook; thence in a northerly direction along the centerline of Upham Brook, 485' +- to a point in the centerline of Upham Brook; thence leaving the centerline of Upham Brook and continuing along the 100 year flood plain to a point on the W. line of U.S. Route 1; thence along the W. line of U.S. Route 1 S. $07^{\circ} 40' 37''$ W., 396' +- to a point; thence along a curve to the left having a radius of 11,500.00' and a length of 404.77' to a point; thence S. $05^{\circ} 39' 37''$ W., 855.10' to a point; thence along a curve to the left having a radius of 1,950.00' and a length of 694.29' to a point; thence S. $14^{\circ} 44' 23''$ E., 375.64' to the point of beginning, containing 73.7 +- acres.

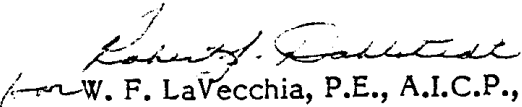
The Board of Supervisors accepted the following proffered condition which further regulates the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). It is as follows:

1. The following B-3 uses are not requested and, therefore, will not be permitted:
 - a. Truck, trailer, machinery, and farm implement sales, service, rental and repair establishments.
 - b. Drive-in theaters.
 - c. Commercial swimming pools, taverns, sales lots and stands.
 - d. Riding academies, amusement parks and target ranges.
 - e. Veterinarian hospitals or clinics, and boarding kennels for small animals.
 - f. Outdoor advertising signs and structures.
 - g. Farm supply and service establishments, including custom grain and feed mills, milk depots, creameries and cold storage plants.
 - h. Coal and wood yards.
 - i. Sheet metal shops.
 - j. Display houses or "shell" houses.
 - k. Public utility service buildings, including facilities for construction or repair, or for the service or storage of utility materials or equipment.
 - l. Fortune teller, palmist, astrologist, numerologist, clairvoyant, craniologist, phrenologist, a card reader, spiritual reader, or advisor.
 - m. Dancing establishments and dance halls.

Sigma of Virginia, Inc.
Page 2
May 17, 1988

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 condition in the Conditional Zoning Index.

Sincerely,


for W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Virginia Power
Mr. Edward E. Willey, Jr.
L. W. Stewart Estate, et. als.