

COUNTY OF HENRICO PLANNING OFFICE  
 78-A2-84 PT. 15, 16  
 TUCKAHOE DISTRICT

C-4C-88



JAS

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

November 15, 1988

Re: Conditional Rezoning Case C-4C-88

Earl Thompson, Inc.  
11059 Three Chopt Road  
Richmond, Virginia 23233

Dear Mr. Thompson:

During a review of your rezoning case documentation, we determined that my May 17 letter confirming Board action on the above case (1.35 acres of O-1C on the east line of Church Road) inadvertently omitted proffers 6 and 7 that the Board of Supervisors also accepted on May 11, 1988. The May 17, letter should have read as follows:

The Board of Supervisors at its meeting on November 9, granted your request to conditionally rezone from A-1 Agricultural to O-1C Office District (Conditional), described as follows:

Part of Parcels 78-A2-15 and 16, and Parcel 78-A2-84:

Beginning at a point on the E. line of Church Road, said point being 200+-' from the S. line of Three Chopt Road; thence S.  $39^{\circ} 56' 38''$  E., 221.64' to a rod; thence S.  $40^{\circ} 51' 20''$  W., 52.00' to a rod; thence S.  $39^{\circ} 47' 37''$  W., 183.05' to a rod; thence N.  $45^{\circ} 08' 24''$  W., 231.85' to a rod; thence along the E. line of Church Road N.  $41^{\circ} 06' 55''$  E., 169.00' to a rod; thence S.  $48^{\circ} 35' 50''$  W., 8.12' to a rod; thence along the E. line of Church Road N.  $41^{\circ} 00' 00''$  E., 85.35' to the point of beginning, containing 1.35 +- 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. The property shall be developed in substantial conformance with, and reflecting the general intent of, the following drawings (reduced copies of which are attached hereto) prepared by Thomas W. Hamilton and Associates, AIA (the "Plans"), unless otherwise requested and specifically permitted or if required at the time of Plan of Development review:
  - a. Church Road Office Project - Site Plan
  - b. Church Road Office Project - Office Elevations

The buildings constructed on the Property shall be of brick construction with cedar shake type roofing material, as depicted on the Plans. (See case file for drawings)

2. Parking lot lighting shall be provided by concealed sources of light. Parking lot lighting standards shall not exceed twenty (20) feet in height.
3. No child care center shall be operated on the Property.

4. (a) A landscaped buffer area of a minimum of twenty (20) feet in width shall be maintained along the right-of-way line of Church Road, as such right-of-way line is determined at the time of Plan of Development review, except for utility easements, signage, driveways, storm drainage improvements and other purposes required at the time of Plan of Development review. Any road, driveway or utility easement within the aforesaid buffer area shall run generally perpendicular thereto, and where permitted or practicable, areas disturbed for the placement of utilities within the buffer area shall be restored.
- (b) Landscaped buffer areas of a minimum of twenty (20) feet in width shall be maintained along the eastern and southern boundaries of the Property abutting land presently zoned A-1 Agricultural, except for utility easements, storm drainage improvements or other purposes required at the time of Plan of Development review. Any utility easements extended through the buffer area shall be extended generally perpendicular thereto, and where permitted or practicable, areas disturbed for the placement of utilities shall be restored.
5. A certificate of occupancy for the second building to be constructed on the Property shall not be issued prior to January 1, 1990.
6. Vehicular access to Church Road shall be limited to use of the Church Road access drive also serving the adjoining B-1 zoned property to the north, if permitted by applicable governmental bodies.
7. Upon request by the County, additional land shall be dedicated at no cost to the County, to provide up to thirty-three (33) feet of right-of-way between the center line of Church Road and the boundary of the Property fronting thereon.

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.

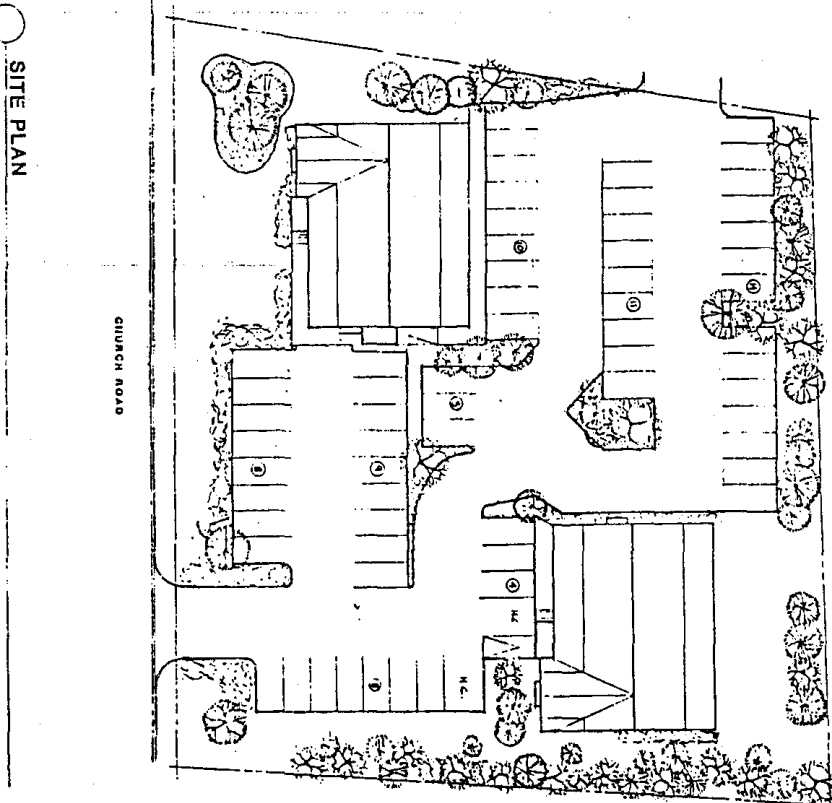
Sincerely,



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

Attachments:

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Mr. Glenn R. Moore  
Mr. Garland G. Kirby  
Ms. Ruth Kirby Childress

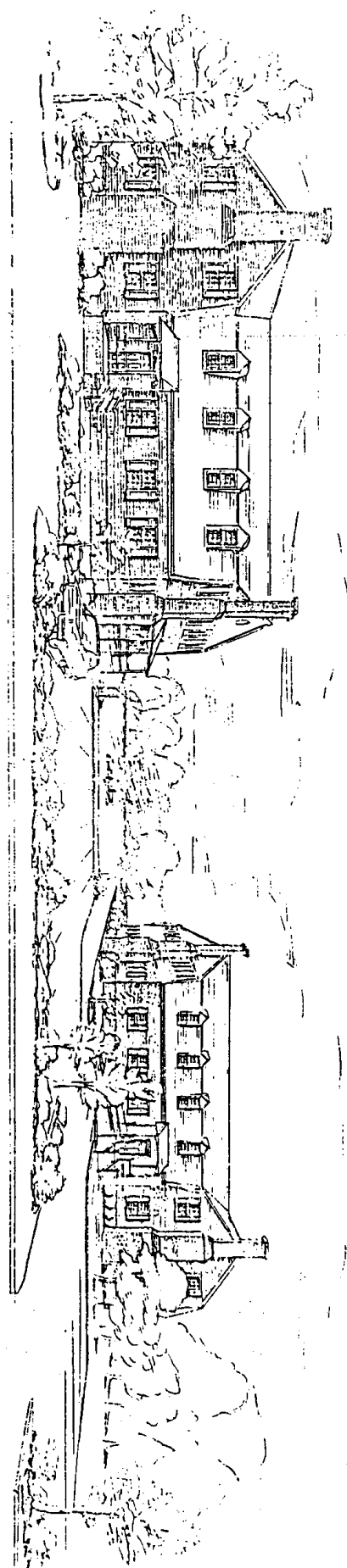


SITE PLAN

CHURCH ROAD

C-4C-88  
 PROFFER 1 (2)

Dwg. No.	Date	<b>TWH</b> <b>Thos. W. Hamilton &amp; Associates, AIA</b> Architects & Interior Designers, P.C. <small>11000 Staples Mill Road (804) 788-4338 Glen Allen, VA 23060</small>	<b>TWH</b>	Drawing Title
of				Project CHURCH ROAD OFFICE PROJECT



RECEIVED

APR 8 1988

PLANNING OFFICE

RICO

C-4C-88

PROFFER (b)

Dwg. No. of		Date	TWH	<b>Thos. W. Hamilton &amp; Associates, AIA</b> Architects & Interior Designers, P.C. <small>11000 Staples Mill Road (804) 798-4339 Glen Allen, VA 23060</small>	TWH	Drawing Title
			Project	OFFICE ELEVATIONS		



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO  
May 17, 1988

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

Re: Conditional Rezoning Case C-4C-88

Earl Thompson, Inc.  
11059 Three Chopt Rd.  
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on May 11, granted your request to conditionally rezone from A-1 Agricultural to O-1C Office District (Conditional), property described as follows:

Part of Parcels 78-A2-15 and 16, and Parcel 78-A2-84:

Beginning at a point on the E. line of Church Road, said point being 200+-' from the S. line of Three Chopt Road; thence S.  $39^{\circ} 56' 38''$  E., 221.64' to a rod; thence S.  $40^{\circ} 51' 20''$  W., 52.00' to a rod; thence S.  $39^{\circ} 47' 37''$  W., 183.05' to a rod; thence N.  $45^{\circ} 08' 24''$  W., 231.85' to a rod; thence along the E. line of Church Road N.  $41^{\circ} 06' 55''$  E., 169.00' to a rod; thence S.  $48^{\circ} 35' 50''$  W., 8.12' to a rod; thence along the E. line of Church Road N.  $41^{\circ} 00' 00''$  E., 85.35' to the point of beginning, containing 1.35 +- 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. The property shall be developed in substantial conformance with, and reflecting the general intent of, the following drawings (reduced copies of which are attached hereto) prepared by Thomas W. Hamilton and Associates, AIA (the "Plans"), unless otherwise requested and specifically permitted or if required at the time of Plan of Development review:
  - a. Church Road Office Project - Site Plan
  - b. Church Road Office Project - Office Elevations

The buildings constructed on the Property shall be of brick construction with cedar shake type roofing material, as depicted on the Plans. (See case file for drawings)

2. Parking lot lighting shall be provided by concealed sources of light. Parking lot lighting standards shall not exceed twenty (20) feet in height.
3. No child care center shall be operated on the Property.
4. (a) A landscaped buffer area of a minimum of twenty (20) feet in width shall be maintained along the right-of-way line of Church Road, as such right-of-way line is determined at the time of Plan of Development review, except for utility easements, signage, driveways, storm drainage improvements and other purposes required at the time of Plan of Development review. Any road, driveway or utility easement within the aforesaid buffer area shall run


Earl Thompson, Inc.  
Page 2  
May 17, 1988

generally perpendicular thereto, and where permitted or practicable, areas disturbed for the placement of utilities within the buffer area shall be restored.

- (b) Landscaped buffer areas of a minimum of twenty (20) feet in width shall be maintained along the eastern and southern boundaries of the Property abutting land presently zoned A-1 agricultural, except for utility easements, storm drainage improvements or other purposes required at the time of Plan of Development review. Any utility easements extended through the buffer area shall be extended generally perpendicular thereto, and where permitted or practicable, areas disturbed for the placement of utilities shall be restored.
5. A certificate of occupancy for the second building to be constructed on the Property shall not be issued prior to January 1, 1990.

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., A.I.C.P.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Mr. Glenn R. Moore  
Mr. Garland G. Kirby  
Ms. Ruth Kirby Childress