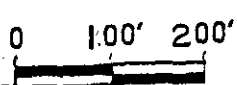


COUNTY OF HENRICO PLANNING OFFICE

2-A2-31,45,49
 FAIRFIELD DISTRICT

SHOPPING CENTER
 C-96C-88



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

November 15, 1988

Re: Conditional Rezoning Case C-96C-88

Messrs. W. G. & C. A. Benninghove
3712-B Mechanicsville Tpk.
Mechanicsville, Virginia 23111

Gentlemen:

The Board of Supervisors at its meeting on November 9, granted your request to conditionally rezone from R-4 One Family Residence and O-2 Office to B-2C Business District (Conditional), property described as follows:

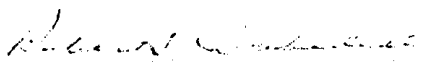
Parcels 2-A2-31, 45, and 49:

Beginning at a point in the S. line of East Laburnum Avenue at the intersection with Ronnie Avenue and extending along the W. line of Ronnie Avenue; S. $34^{\circ} 11' 45''$ W., 48.78' to a rod; thence along the N. line of Tazewell Place Subdivision, N. $78^{\circ} 29' 53''$ W., 338.31' to a rod in the center of Thompson Street; thence continuing in the same direction 411.55' to a stone; thence N. $12^{\circ} 01' 00''$ E., 287.92' to a rod in the S. line of East Laburnum Avenue; thence along said line S. $64^{\circ} 09' 06''$ E., 72.24'; thence around a curve to the right having a radius of 5,679.58' and an arc distance of 556.80' to a stone; thence S. $58^{\circ} 30' 15''$ E., 178.09' to the point of beginning, containing 3.09 acres.

The Board of Supervisors accepted the attached nine proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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. Edward E. Willey, Jr.



COUNTY OF HENRICO, VIRGINIA

C-96C-88

C-96C-88
T B & P, INC.

RECEIVED

PROFFERS FOR CONDITIONAL REZONING

OCT 23 1988

ORIGINAL

SECOND
 AMENDED

PLANNING OFFICE
COUNTY OF HENRICO

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Eduard E. Willey

October 27, 1988

Signature of Owner or Applicant*

Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

1. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property shall be similar to the exposed portions of other exterior walls of such building in architectural treatment, unless different architectural treatment is specifically accepted with respect to the exposed portion of any such wall, by the Planning Commission at the time of Plan of Development review. No exposed portion of any exterior wall shall consist of untreated or unpainted cinderblock.
2. No building constructed on the Property shall exceed one (1) story in height.
3. The following uses shall not be permitted on the Property:
 - a) skating rink, bowling alley, billiard parlor and similar indoor recreational establishment, video game arcade.
 - b) repair business for electrical, heating or plumbing systems.
 - c) mortuary.
 - d) club, fraternity, lodge and similar meeting place.
 - e) adult book store.
4. Landscaped or natural buffer areas, as indicated below, will be provided, maintained and supplemented where necessary around portions of the perimeter of the Property, except to the extent necessary for utility easements, signage, roads, driveways or other purposes required or permitted 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:
 - a) A landscaped or natural buffer area of a minimum of ten (10) feet in width along the right-of-way of Laburnum Avenue, as such right-of-way is determined at the time of Plan of Development review.
 - b) A landscaped or natural buffer area of a minimum of twenty (20) feet in width along the right-of-way of Ronnie Avenue, as such right-of-way is determined at the time of Plan of Development review.

PLANNING OFFICE

Accepted by Bgs 11/9/1988



COUNTY OF HENRICO, VIRGINIA

C-96C-88

C-96C-88

T B & P, INC.

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

SECOND AMENDED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Paul E. Willey

October 27, 1988

Signature of Owner or Applicant*

Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

c) A landscaped or natural buffer area of a minimum of ten (10) feet along the southern and western lines of the Property, with an eight (8) foot split block wall constructed along the parking lot side of said buffer, and there shall be no storm water management facilities located therein.

5. Any parking lot serving a shopping center 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 lot.

6. 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 offsite, and which produce a lighting intensity of a maximum of one-half (1/2) foot candle at the boundaries of the Property, except at vehicular access points or as otherwise required by the Planning Commission at the time of Plan of Development approval. Parking lot lighting shall be reduced to a security level, following the closing of business operations on the Property. Pole height of parking lot lights will not exceed twenty (20) feet.

7. The buildings constructed on the Property shall have utility or jumbo size brick on the front and sides, and scored block painted to match the brick on the rear.

8. Heating and air conditioning equipment shall be screened from public view from adjoining streets and properties in a manner satisfactory to and approved by the Planning Commission at the time of Plan of Development review.

9. Refuse disposal equipment shall be screened from public view by a fence, wall or planting materials, and said equipment shall only be emptied or serviced between the hours of 9:00 a.m. and 6:00 p.m.

RECEIVED

NOV 1 1988

Accepted by
B. S. 11/9/1988
-2-

PLANNING OFFICE

POF-003-3/87

PLANNING OFFICE
COUNTY OF HENRICO