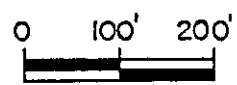


SHOPPING CENTER

C-38C-92



92-B1-30

THREE CHOPT DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 17, 1992

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-38C-92

*also see: C-24C-81
C-23C-91*

Mr. Robert N. Fuleihan
Reby Chase Company
204 Cyril Lane
Richmond, Virginia 23229

Dear Mr. Fuleihan:

The Board of Supervisors at its meeting on November 12, granted your request to conditionally rezone property from B-1 Business, B-3 Business and B-3C Business District (Conditional) to B-3C Business District (Conditional), Parcel 92-B1-30, described as follows:

Beginning at a point, said point being 555 feet more or less from the south line of Old Parham Road; thence S. 35° 27' 15" E., for a distance of 753.65 feet to a point; thence S. 54° 32' 45" W., for a distance of 471.50' to a point; thence N. 35° 27' 15" W., for a distance of 311.35' to a point; thence N. 64° 26' 02" E., for a distance of 50.75' to a point; thence N. 35° 27' 15" W., for a distance of 638.17' to a point; thence 78° 29' 18" E., for a distance of 461.19' to a point, and being the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 8.55 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):

1. Hours of Operation. The hours of operation shall be those permitted in a B-2 District unless extended by a provisional use permit.
2. Use Restrictions. The following uses shall not be permitted on the Property:
 - (a) adult book stores;
 - (b) billiard or pool parlors;
 - (c) establishments operated primarily as amusement or video game parlors;
 - (d) mortuaries;
 - (e) flea markets;
 - (f) boat and boat trailer sales, service and storage;
 - (g) mobile home sales, display and storage, or sales, rental, display and storage or travel trailers, motor travel vans and campers and truck camper tops;
 - (h) rifle or pistol range within a fully enclosed, air-conditioned and sound proof building
 - (i) sales or service of guns and firearms;
 - (j) car and truck sales; or
 - (k) shell houses or yard houses

Mr. Robert N. Fuleihan
Reby Chase Company
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- (i) No use as an automobile service station, filling station, car wash or body shop shall be permitted on the property, except a minor maintenance and repair shop shall be permitted on that portion of the property now an outparcel occupied by Jiffy Lube.
- 3. Signage. Signage on the Property shall be restricted as provided for in a B-2 Business District in the Henrico County Zoning Ordinance. There shall only be one (1) freestanding sign on the property.
- 4. Landscaping. A landscape plan shall be submitted showing plantings in the grass area adjacent to W. Broad Street for administrative review and approval. Such plan shall provide for similar plantings on either side of the principle entrance to the property opposite fountain Square Shopping Center. Plantings approved must be installed no later than September 30, 1993.
- 5. Fences. Any fences located on the Property along the western boundary line (rear) of the Property shall be maintained in good repair by the owner.

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,



Virgil R. Hazelett, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. Ralph L. Axselle, Jr., Esquire