

COUNTY OF HENRICO PLANNING OFFICE

FAST-FOOD REST. W/ DRIVE THRU

Pt. 97-B1-47  
BROOKLAND DISTRICT

C-9C-92



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

April 14, 1992

Re: Conditional Rezoning Case C-9C-92

Mr. James N. Plotkin  
S.F.P. Company, L.P.  
c/o Dumbarton Development Company,  
Inc., General Partner  
7113 Staples Mill Road  
Richmond, Virginia 23228

Gentlemen:

The Board of Supervisors at its meeting on April 8, granted your request to conditionally rezone property from B-1 and B-2 Business Districts to B-2C Business District (Conditional), Part of Parcel 97-B1-47, described as follows:

Beginning at the intersection of the N. line of Glenside Drive with the W. line of Staples Mill Road, said point being the point of beginning; thence along the N. line of Glenside Drive, S. 58° 11' 36" W., 47.14' to a point; thence N. 87° 14' 53" W., 12.00' to a point; thence N. 21° 35' 18" W., 8.00' to a point; thence N. 87° 14' 53" W., 334.36' to a point; thence N. 84° 12' 12" W., 9.38' to a point; thence N. 73° 12' 51" E., 176.27' to a point; thence N. 13° 32' 44" W., 72.27' to a point; thence N. 76° 27' 16" E., 215.21' to a point on the W. line of Staples Mill Road; thence along the W. line of Staples Mill Road S. 17° 47' 09" E., 149.91' to a point; thence S. 16° 25' 48" W., 30.23' to a point and being the point of beginning, together with and subject to covenants, easements, and restrictions of record, containing 0.96 acre, more or less.

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. Access. There shall be no additional access from the Property to Glenside Drive or to Staples Mill Road.
2. Use Restrictions. The following uses shall not be permitted on the Property:
  - a. Adult Book Stores;
  - b. Service station or filling station, including towing service;
  - c. Flea Market;

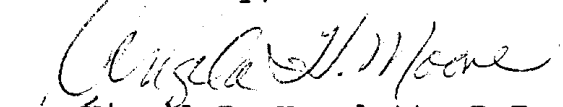
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- d. Billiard or pool parlors;
  - e. Amusement or video game parlors; or
  - f. Gun shop, sales or repair.
3. Signage. No freestanding sign designating the use of the Property shall be permitted, except for the freestanding shopping center sign.
  4. Irrigation. Any landscaped buffer areas along Glenside Drive and Staples Mill Road, as determined at the time of Plan of Development review, shall be irrigated.
  5. HVAC. Rooftop heating, air conditioning, and other mechanical equipment, shall be screened from public view at ground level at the property lines in a manner approved by the Planning Commission at the time of Plan of Development review.
  6. Central Trash Receptacles. Central trash receptacles, not including convenience cans, shall be screened from public view at ground level in a manner approved by the Planning Commission at the time of Plan of Development review.
  7. Architectural Treatment. The exposed portion of any Wendy's building constructed on the property shall be similar in architectural appearance to the building shown in the rendering entitled "Wendy's Prototype", a copy of which is attached as Exhibit A, and by this reference made a part hereof, unless otherwise specifically requested and approved by the Planning Commission at the time of Plan of Development review.

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

AM:jt  
cc: Clerk, Board of Supervisors  
Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. Ralph L. Axselle, Esquire  
Ms. Shannon L. Knight, Esquire