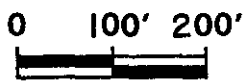


PT. OF 86-A1-3

THREE CHOPT DISTRICT

RESTAURANT

C-66C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

January 31, 1995

Re: Conditional Rezoning Case C-66C-94

Mr. Paul B. Severin, Jr.
LBE
1504 Queens Point Dr.
Richmond, Virginia 23233

Dear Mr. Severin:

The Board of Supervisors at its meeting on January 25, 1995, granted your request to conditionally rezone property from O-2C Office District (Conditional) to B-1C Business District (Conditional), Part of Parcel 86-A1-3, described as follows:

Beginning at a point on the W. line of Gaskins Road 217.65' north of the intersection of the W. line of Gaskins Road and the N. line of W. Broad Street; thence leaving Gaskins Road N. $57^{\circ} 33' 00''$ W., 227.05' to a point; thence N. $32^{\circ} 25' 13''$ E., 478.00' to a point; thence S. $58^{\circ} 07' 25''$ E., 13.29' to a point; thence S. $57^{\circ} 38' 59''$ E., 233.28' to a point on the W. line of Gaskins Road; thence with the W. line of Gaskins Road the following courses: along a curve to the left with a radius of 2331.83' and a length of 148.06' to a point; thence S. $32^{\circ} 13' 21''$ W., 138.09' to a point; thence along a curve to the right with a radius of 642.50' and a length of 103.31' to a point; thence along a curve to the left with a radius of 642.50' and a length of 83.90' to a point; thence along a curve to the left with a radius of 3763.50' and a length of 6.09' to the point of beginning, containing 2.636 acres of land.

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. The developer shall provide a 25' buffer along the northeastern property line and a 6' high solid board on board fence shall be constructed with landscaping per the transitional buffer requirements.
2. There shall be only one point of ingress-egress onto Gaskins Road from this property.
3. Exterior lighting shall not exceed a height of 20 feet, shall be from a concealed source at low to medium intensity and shall be automatically shut off at 1:00 a.m.
4. The proposed site shall be developed substantially the same as shown on Exhibit "A" (See case file).
5. The proposed restaurant shall be constructed of gray brick with vinyl siding, aluminum storefront and an asphalt shingled roof, as shown on Exhibit "B" (See case file).

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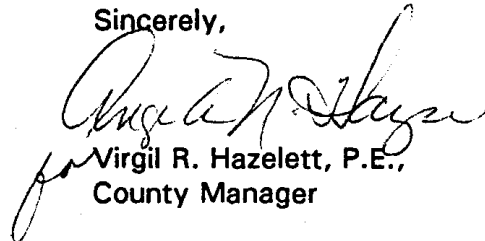
Mr. Paul B. Severin, Jr.
LBE
December 20, 1994

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6. Deliveries of all vendors shall be during the hours of 9:00 a.m. and 6:00 p.m.
7. Refuse collectors shall be screened from view with a masonry enclosure to match building fencing and located where shown on Exhibit "A" (See case file). Collectors shall be a roll-off type and pick ups shall be limited to once a week and between the hours of 8:00 a.m. and 6:00 p.m.
8. Rooftop HVAC equipment shall be screened from view from the property line.
9. A joint access easement shall be provided for the property to the south.
10. The developer shall provide a 20' landscaped buffer from Gaskins Road.
11. The Developer shall provide a ground mounted monument type sign compatible with building designs.
12. Site development shall exclude the following uses: convenience store, video arcade, private club, lodge, meeting hall, fraternal organization, funeral home, commercial parking lot, gun shop and child care center.

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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Ron Green
First Virginia Bank