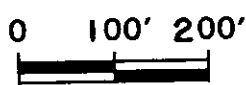


PT. OF 94-A1-4

THREE CHOPT DISTRICT

DAY CARE CENTER

C-14C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 18, 1995

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-14C-95

Minnieland Private Day School, Inc.
14011 Minnieville Rd.
Woodbridge, Va. 22193

Gentlemen:

The Board of Supervisors at its meeting on April 12, 1995, granted your request to conditionally rezone property from R-3 One Family Residence District to R-5C General District (Conditional), Part of Parcel 94-A1-4, Buckingham Park, Block B, Lots 8, 9 and 15.

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. Use. The only uses permitted on the property shall be a child care center and those customarily accessory and incidental uses to a child care center.
2. Traffic Control. Development on the property shall be designed so as to minimize the number of vehicles stacking up onto Townes Road as approved by the Planning Commission at the time of Plan of Development review.
3. Development. The property shall be developed in a manner compatible with the attached conceptual master plan by Higgins Associates, Inc., dated December 30, 1994 (Exhibit "A") (see case file) which is conceptual by nature and not exact in detail, specifics or dimensions, all of which may vary in the Plan of Development as approved by the Planning Commission. This provision does not prohibit future modifications in the development on the property, but such future modifications shall be consistent with the other provisions of these proffers and the County Code.
4. Playground and Tot Lot Areas. The portions of the property used for playground and tot lot areas shall be screened and fenced as approved by the Planning Commission at the time of Plan of Development review.
5. Trash Receptacles. Trash receptacles shall be screened from public view at ground level in a manner approved by the Planning Commission at time of Plan of Development review. There shall be no pick up or servicing of trash receptacles on the property before 7:00 a.m. or after 8:00 p.m., or on Sundays.
6. Signs. There shall be no exterior attached signs on the property. There may be one (1) ground mounted detached sign identifying the child care center on the property,

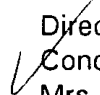
with such sign not being illuminated and not exceeding twelve (12) square feet in area or five (5) feet in height.

7. Residential Appearance. Any exterior modifications or additions to the dwelling on the property shall be residential in architectural treatment, appearance and material and such modifications or addition shall be consistent with the architectural treatment, appearance and material of the dwelling on the property. There shall not be any addition to the dwelling on the property except that the one-story porch may be enclosed and widened by no more than 10 feet.
8. Lighting. All exterior lighting fixtures shall be of low intensity, residential in nature, compatible with the historical nature of the property and shall be positioned in such a manner as to minimize the impact of such lighting on any adjoining property.
9. Parking Lot Lighting. All lighting standards shall only be located in the parking areas and shall not exceed ten (10) feet in height above grade level. All parking lot lighting fixtures shall be of the type that conceals the direct source of light, unless specifically requested and approved by the Planning Commission at the time of Plan of Development review. All parking lot lighting shall be turned off after hours of operation of the child care center.
10. Hours of Operation. The child care center shall not operate before 6:00 a.m. or after 7:00 p.m. The child care center shall not operate on Saturday or Sunday.
11. Number of Children. The child care center shall not be licensed by the appropriate state agency for more than 115 children.
12. Adjacent Road Widening and Improvements. Road widening or improvements (including curb and gutter) on adjacent public street frontage of the property shall not take place, unless required 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

cc:  Director, Real Estate Assessment
Conditional Zoning Index
Mrs. Helen Dixon
Mr. Ralph L. Axselle, Esquire