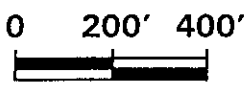


AMEND PROFFERED COND.

**C-67C-95**



**47-A-21**  
**THREE CHOPT DISTRICT**

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

January 17, 1996

VIRGIL R. HAZELETT, P.E.  
County Manager

Re: Conditional Rezoning Case C-67C-95

Wright Development, Inc.  
507 E. Franklin St.  
Richmond, Virginia 23205

Gentlemen:

The Board of Supervisors at its meeting on January 10, 1996, granted your request to amend proffered conditions on Conditional Rezoning Case C-15C-89, being Parcel 78-A1-1.

The following substitute proffered conditions accepted by the Board of Supervisors, further regulates the use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance).

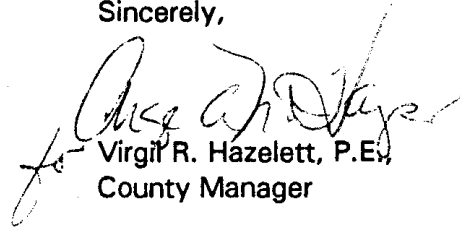
1. The only uses permitted on that portion of the Property zoned B-3C shall be automobile and truck sales, rental and repair, and those uses permitted in a B-2 zoning district, except that the following uses otherwise permitted in a B-2 zoning district shall not be permitted: convenience store, gas station, bar, bowling alley, skating rink and billiard parlor. In addition, no "fast-food" or "carry-out" restaurants shall be permitted. For purposes hereof, "fast-food restaurants" or "carry-out restaurants" are hereby defined as establishments whose principal business is the sale of foods and beverages to consumers in a ready-to-consume state and which foods and beverages are usually served in paper, plastic, or other disposable containers or wrappers for immediate consumption either within the restaurant building or off the premises.
7. Landscaped or natural buffer areas thirty-five (35) feet in width shall be provided along the side yard boundaries of the Property for so long as the property adjoining the side yard is zoned A-1, otherwise any side yard buffer shall conform to the applicable zoning regulations. A transitional buffer ten (10) feet in width shall be provided along the southern boundary of the Property. Utility easements, driveways, signage or other items approved or required by the Planning Commission at the time of Plan of Development review, or by any other governmental body or official thereof may be placed within the aforesaid buffer areas. Existing vegetation, underbrush and fallen, diseased or dead plant growth may be removed, and additional plantings shall be added as determined to be necessary at the time of landscape plan review, to properly screen development on the Property. Where the placement of utility easements within a landscaped

or natural buffer area results in the inability of the owner to provide adequate screening within such buffer area, screening shall be provided adjacent to the buffer area, to properly screen development on the Property from adjacent properties, as determined by the Planning Commission at the time of landscape plan review or by any governmental body. No automobiles may be parked or displayed for sale within the aforesaid buffer areas.

14. No buildings shall be constructed closer than one hundred (100) feet from the southern right-of-way line of W. Broad Street at its current location. A landscaped or natural buffer area thirty (30) feet wide shall be maintained along the southern right-of-way line of W. Broad Street at its current location. Signage, lighting and sidewalks may be installed and maintained within the thirty (30) foot landscaped or natural buffer area; sidewalks, signage, lighting, parking lots and driveways may be installed and maintained within the area located between the landscaped or natural buffer area and the aforesaid building setback.

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 condition 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  
Ms. Pamela S. Belleman, Esquire