



CONVENIENCE RETAIL, BANK W/ DRIVE THRU
AND FOOD AND BEVERAGE SALES

PT. OF 177-A-40
VARINA DISTRICT

C-93C-96 ® 0 200 400'

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

VIRGIL R. HAZELETT, P.E.
County Manager

January 28, 1997

Re: Conditional Rezoning Case C-93C-96

Mr. Frank B. Bradley, III
Bradley, Ltd.
P. O. Box 217
Mechanicsville, Va. 23115

Dear Mr. Bradley:

The Board of Supervisors at its meeting on January 22, 1997, granted your request to conditionally rezone property from A-1 Agricultural District to B-2C Business District (Conditional), Part of Parcel 177-A-40, described as follows:

Beginning at a point on the S. line of U.S. Rt. 60 (Williamsburg Road) and the E. line of Elko Road (State Route 156), thence along the S. line of U.S. Rt. 60 N. 80° 34' 27" E., 222.60' to a found rod; thence N. 76° 11' 46" E., 47.43' to a point; thence S. 08° 10' 25" E., 123.83' to a point; thence N. 81° 49' 35" E., 95.00' to a point; thence S. 08° 10' 25" E., 207.76' to a point on the N. line of Old Williamsburg Road; thence along the N. line of Old Williamsburg Road along a curve to the left having a radius of 775.63' and a length of 30.85' to a found rod; thence S. 83° 26' 55" W., 46.61' to a found rod; thence continuing along the N. line of Old Williamsburg Road along a curve to the right having a radius of 1105.92' and a length of 310.45' to a found rod on the E. line of Elko Road; thence along the E. line of Elko Road N. 21° 30' 43" W., 69.15' to a reset rod; thence continuing along the E. line of Elko Road N. 06° 42' 33" W., 388.65' to the point and place of beginning, containing 3.09 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 24, Code of Henrico (Zoning Ordinance):

1. **Exterior Materials.** The exposed portion of each exterior wall surface (front, rear and sides) of any building constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. Any building constructed on the Property shall have exposed exterior walls (above finished grade) of face brick, split faced block, natural stone, dryvit, glass or an equivalent permanent architecturally finished material, unless different architectural treatment and/or materials are specifically approved by the Planning Commission with respect to the exposed portion of any such wall, at the time of Plan of Development review. Any convenience store or bank constructed on the Property shall have exposed exterior walls (above finished

grade) of face brick with dryvit facia and shall be in substantial conformance with the architectural appearance of the elevations labeled Exhibit "A" attached hereto (see case file) and filed herewith, unless different architectural treatment and/or materials are specifically approved by the Planning Commission with respect to the exposed portion of any such wall, at the time of Plan of Development review.

2. **Buffer Areas.** Landscaped or natural buffer areas, where and as indicated below, will be provided except to the extent necessary or allowed for utility easements (including back-up drainfield laterals if necessary) signage, access drives generally perpendicular thereto, and other purposes requested and specifically permitted, of if required, by the Planning Commission at the time of Plan of Development review or by any other governmental body:
 - a. minimum of twenty-five (25) feet in width of landscaped buffer area along the northern and western boundaries of the Property; and
 - b. a minimum of thirty-five (35) feet in width of natural buffer area along the southern boundary of the Property.
3. **Parking Lot Lighting.** Parking lot lighting standards shall not exceed twenty (20) feet in height above grade level. Light fixtures shall be of the type that conceals the direct source of light (such as "shoe box" type fixtures).
4. **Canopy Lighting.** Canopy lighting over fuel pumps shall be recessed. Light fixtures shall be of the type that conceals the direct source of light (such as "shoe box" type fixtures).
5. **Use Restrictions.** The following uses shall not be permitted on the Property:
 - a. A facility for the sale or display of pornographic material (as determined by community standards for the area in which the Property is located);
 - b. Flea market;
 - c. Gun shop, sales and repair;
 - d. Massage parlors; and
 - e. Automotive repair, storage or towing services.
6. **Signage.** Any detached signs on the Property shall be ground mounted monumental-type signs and shall not exceed twelve (12) feet in height above grade and, if lighted, internally lit.
7. **HVAC.** Heating and air conditioning 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.

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January 28, 1997
C-93C-96

3

8. Conceptual Site Plan. The Property shall be developed in substantial conformance with the conceptual site plan labeled Exhibit "B", which is attached hereto and filed herewith (see case file), unless otherwise requested and specifically approved by the Planning Commission at the time of Plan of Development review.
9. Severance: The unenforceability or elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or any unaffected part of any such proffer.

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
NationsBank of Virginia, N.A. Executor and
Trustee under the will of Madeline S. Meador, deceased.
Mr. James W. Theobald, Esquire