



129-A-53D

CHURCH FACILITY

FAIRFIELD DISTRICT

C-28C-97



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 17, 1997

Conditional Rezoning Request C-28C-97

**Rev. Roscoe D. Cooper, Jr.
Metro African American Baptist Church
300 W. Grace Street
Richmond, VA 23220**

Dear Reverend Cooper:

The Board of Supervisors at its meeting on June 11, 1997, granted your request to conditionally rezone property from O-2 Office District and R-2C One Family Residence District (Conditional) to R-1C One Family Residence District (Conditional), Parcel 129-A-53D, described as follows:

Beginning at a point on the east line of Laburnum Avenue, said point being 1,165' +- north of the centerline of Creighton Road; thence from said point of beginning and continuing along the east line of Laburnum Avenue N. 23° 56' 00" W., 540.39' to a point, thence leaving the east line of Laburnum Avenue, and continuing along the southern line of Watts Lane N. 66° 04' 00" E., 25.93' to a point; thence along a curve to the right with a radius of 259.08' and a length of 126.26' to a point; thence S. 86° 00' 40" E., 304.89' to a point; thence N. 3° 59' 20" E., 60.00' to a point; thence S. 86° 00' 40" E., 215.11' to a point; thence along a curve to the right with a radius, of 390.59', and a length of 149.79' to a point, thence S. 64° 02' 20" E., 90.01' to a point; thence along a curve to the left with a radius of 409.55' and a length of 129.36' to a point; thence S. 82° 09' 10", E., 267.11' to a point on the west line of Harvie Road; thence continuing along the west line of Harvie Road, S. 04° 14' 40" W., 60.12' to a point, thence leaving the west line of Harvie Road N. 82° 08' 10" W., 418.00' to a point, thence S. 04' 00' 10" W., 480.69' to a point; thence N. 82° 08' 10" W., 616.84' to the point and place of beginning, containing 10.22 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):

The following proffers shall apply to the entire property. For that portion of the property presently zoned R-2C and governed by proffers for Case C-53C-88, the following shall replace those proffers.

1. Permitted Uses. The property shall be used only for a church and all church related and accessory uses.
2. Right-of-Way Dedication. Applicant shall dedicate a sixty (60) foot wide right-of-way for the possible extension of Watts Lane from its present eastern terminus to Harvie Road. Applicant shall also dedicate two (2) feet of right-of-way along the present Laburnum Avenue right-of-way for future widening. Said rights of way shall be made available upon request by the County and shall be incorporated into the Plan of Development for the site. If the extension of Watts Lane is not completed within fifteen (15) years from the date of rezoning, then the owner or its successor in title may request its return upon written request to the County.
3. Outdoor Speakers. The use of outdoor speakers or public address (P.A.) systems on the property shall be prohibited between the hours of 9:00 p.m. and 9:00 a.m. No permanent outdoor speaker or public address (P.A.) system shall be installed.
4. Lighting. Parking lot lighting shall not exceed twenty (20) feet in height. Parking lot lighting shall be produced from concealed sources of light and shall not create objectionable glare onto adjacent property.
5. Buffers. A 20-foot landscape buffer shall be preserved along the ultimate right-of-way lines of Laburnum Avenue and Watts Lane. A 50-foot landscape buffer shall be preserved along the eastern side of the property as long as the adjacent properties are used for residential purposes. These buffers shall preserve existing vegetation to the maximum extent possible. Supplemental plantings, signs, fences, sidewalks, trails and utility easements may be placed in the buffers with approval from the Planning Commission at 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,

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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. William T. Berry, Jr.
Eskimo Pie Corporation