

B-2C

RIDGEFIELD

PARKWAY

0-2C

A-1 0-3C

AMEND 0-2C
4.941 Ac.

A-1 to 0-2C
0.12 Ac.

A-1 to 0-2C
0.459 Ac.

R-3 A C

R-4

JOHN

ROLFE

SUSSEX WOOD

RTH

(UNDER CONSTRUCTION)

66-A-12 PT. OF 14N
TUCKAHOE DISTRICT

OFFICES

C-46C-97 [®] _A



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

November 18, 1997

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-46C-97

Mr. E. Carlton Wilton &
Beverly Hills, Inc.
10625 Patterson Avenue
Richmond, VA 23233

Dear Mr. Wilton:

The Board of Supervisors at its meeting on November 12, 1997, granted your request to conditionally rezone property from O-2C Office District (Conditional) and A-1 Agricultural District to O-2C Office District (Conditional), Parcels 66-A-12, 14N and 56-A-25, described as follows:

Beginning at a point on the south R/W of Ridgefield Parkway at the northeast corner of Stonequarter Subdivision; thence S. 75° 22' 08" E., 299.06' along the south R/W of Ridgefield Parkway to a point; thence S. 73° 27' 10" E., 240' +/- to a point; thence S. 15° 52' 23" E., 167' +/- to a point; thence southwesterly along the northwest R/W line of John Rolfe Parkway on an arc to the left with a radius of 57238.28', 170.67' to a point; thence S. 40° 46' 21" W., 79.10' to a point; thence S. 38° 26' 05" W., 250.30' to a point; thence along a curve to the right with a radius of 57255.78" 114.59' to a point; thence N. 47° 53' 01" W., 42.56'; thence N. 10° 29' 16" W., 757.47' along the east boundary of Stonequarter Subdivision to the point of beginning containing 5.5 +/- acres as shown on the enclosed plan (see case file) by E. Carlton Wilton, Inc. dated 5-23-1997.

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):

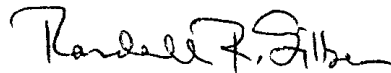
- A. No building shall exceed three (3) stories in height.
- B. A POD shall be submitted for each building or development on subject property.
- C. An undulating landscaped earth berm shall be constructed along the access road, Ridgefield Parkway, and John Rolfe Parkway and between the subject property and Stonequarter in order to screen the adjacent residential districts and provide additional separation for this development. The only penetration of this buffer shall be for the purpose of ingress and egress as approved by POD.
- D. A two lane public road (standard) shall be completed and recorded within the abutting John Rolfe Parkway corridor on the eastern side of the Property is developed.

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Beverly Hills, Inc.
November 18, 1997
C-46C-97

- E. No building permits shall be issued prior to Ridgefield Parkway being constructed and recorded between the Property and Pump Road.
- F. All sides of each building to be constructed on the subject site shall be of the same materials and design unless alternatives are specifically requested of and specifically approved by the Planning Commission at the time of POD.
- G. A buffer of 15' in width adjacent to the Stonequarter Subdivision shall be left in its natural state except for the removal of dead and damaged material with additional planting as required or approved by the Planning Commission pursuant to POD approval. The only penetration of this buffer shall be for the purpose of ingress, egress, and signage.

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. Rodney Poole, Esquire