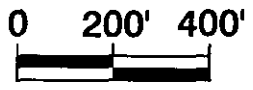


**A-1 to R-2C
1.49 Acres**

C-50C-99



**PT. of 9-A-36
THREE CHOPT DISTRICT**

HENRICO COUNTY PLANNING OFFICE

OFFICE

21A
5Ac.

A-1

2
7.128Ac

3
5.492Ac.

7B
20.38Ac

7A
27.0Ac

R-2AC

R-2C

A-1

See
(17-A-8A)

See (17-A-8)

See (17-A-12)

See (17-A-7)

See (17-A-7A)

See (9-A-35)

35
3.72 Ac

1
6 Ac.

33
63.86 Ac.

100 Res.
5.310 Ac.

100 Res.

36
38.773 Ac.

28G
7.61 Ac

R-2C

R-2C

A-1

37
26.16Ac

R-2C1

WESTCHASE

R-2AC

PROP.

PROP.
KIMBER-
WICKE
SEC. 2
29
3.6Ac.

26
2.5Ac.

A-1

A-1

Country Hill

Hills Court

Country Hill

POUNCEY TRACT RD.

COUNTRY CREEK

Woy

Nuckols Road

NUCKOLS RD.

POUNCEY TRACT RD.

CAMBRIDGE

WESTFIELD

FIELD



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 21, 1999

Re: Conditional Rezoning Case C-50C-99

Mr. Henry L. Wilton
Wilhook, LLC.
6421 Rigsby Road
Richmond, VA 23226

Dear Mr. Wilton:

The Board of Supervisors at its meeting on September 14, 1999, granted your request to conditionally rezone property from A-1 Agricultural District to O-1C Office District (Conditional), Part of Parcel 9-A-36, described as follows:

Beginning at a point being a rod set located on the east side of Pouncey Tract Road, State Route 271 and lying at the northern most intersection of Pouncey Tract Road and Nuckols Road; thence along the right of way of relocated Nuckols Road N 62°27'04"E 12.41' to a rod set; thence along a non-tangent curve to the right with a radius of 1197.92, a length of 217.58', a chord of 217.28 and a chord bearing of S 40°54'15"E to a rod set; thence S 42°01'37"E 104.92' to a rod set; thence along a non-tangent curve to the right with a radius of 1209.92, a length of 159.86', a chord of 159.74 and a chord bearing of S 54°51'16"E to a rod set; thence S 17°23'42"E 125.74' to a rod set; thence S 25°37'50"W 21.31' to a rod set; thence along a non-tangent curve to the right with a radius of 751.20, a length of 68.91', a chord of 68.89 and a chord bearing of S 23°00'09"W to a rod set; thence S 60°01'58"W 47.91' to a rod set; thence N 74°09'27"W 45.34' to a rod set; thence along a curve to the right with a radius of 75.00, a length of 25.19', a chord of 25.07 and a chord bearing of N 64°32'12"W to a rod set on the eastern line of Pouncey Tract Road; thence with said right of way N 24°59'18"W' 586.68 to the point of beginning and containing 1.492 acres.

The Board of Supervisors accepted the following proffered conditions, dated September 14, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Maximum Floor Area The maximum finished floor areas of any building or buildings shall be as follows: a single building of no more than 7,500 square feet or two buildings of no more than 4,000 square feet each.

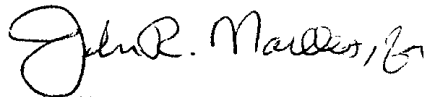
2. Planting Strip Easement A landscaped buffer area of a minimum of twenty (20) feet in width shall be provided along the entire perimeter of the site. The buffer shall consist of berms, landscaping, or may be left in its natural condition or a combination thereof, except to the extent necessary or required for utility and drainage easements, signage, and access to and from the site as approved at the time of Plan of Development Review. The landscaped buffer area shall include an irrigation system.
3. Access The only access to the Office shall be along the western side of the Property from the dead end portion of State Route 271 as shown on Exhibit A.
4. Hours of Operation The hours of operation shall not exceed 7:00 a.m. to 7:00 p.m. Monday through Saturday. There shall be no hours of operation on Sundays except for personal use.
5. Signage Signage shall be ground mounted and on a brick base as regulated by the O-1 district.
6. Architectural Style The architectural style of the office shall be colonial brick and residential in character in keeping with the surrounding neighborhoods as illustrated in Exhibit B. The front and rear of the building shall have the same architectural appearance.
7. Trash Pick-up & Parking Lot Cleaning Trash Pick-up and Parking Lot Cleaning shall be limited to Monday through Friday 7:00 a.m. to 7:00 p.m.
8. Parking Lot Lighting Parking lot lighting fixtures shall not exceed twenty (20) feet in height above grade level. Parking lot lighting shall be produced from concealed sources of light (such as "shoebox" type) and shall not exceed one-half foot candles from the property line.
9. Use Restriction: A Child Care Center shall not be a permitted use on the Property.
10. Road Vacation: Developer shall initiate the process with VDOT of vacating adjacent Route 271 with due diligence.
11. Trash Receptacle: All trash receptacles shall be screened from view in a manner approved at the time of Plan of Development Review.

Mr. Henry L. Wilton
Wilhook, LLC.
September 21, 1999

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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,

A handwritten signature in cursive script, appearing to read "Virgil R. Hazelett".

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

cc: Director, Real Estate Assessment
Conditional Zoning Index

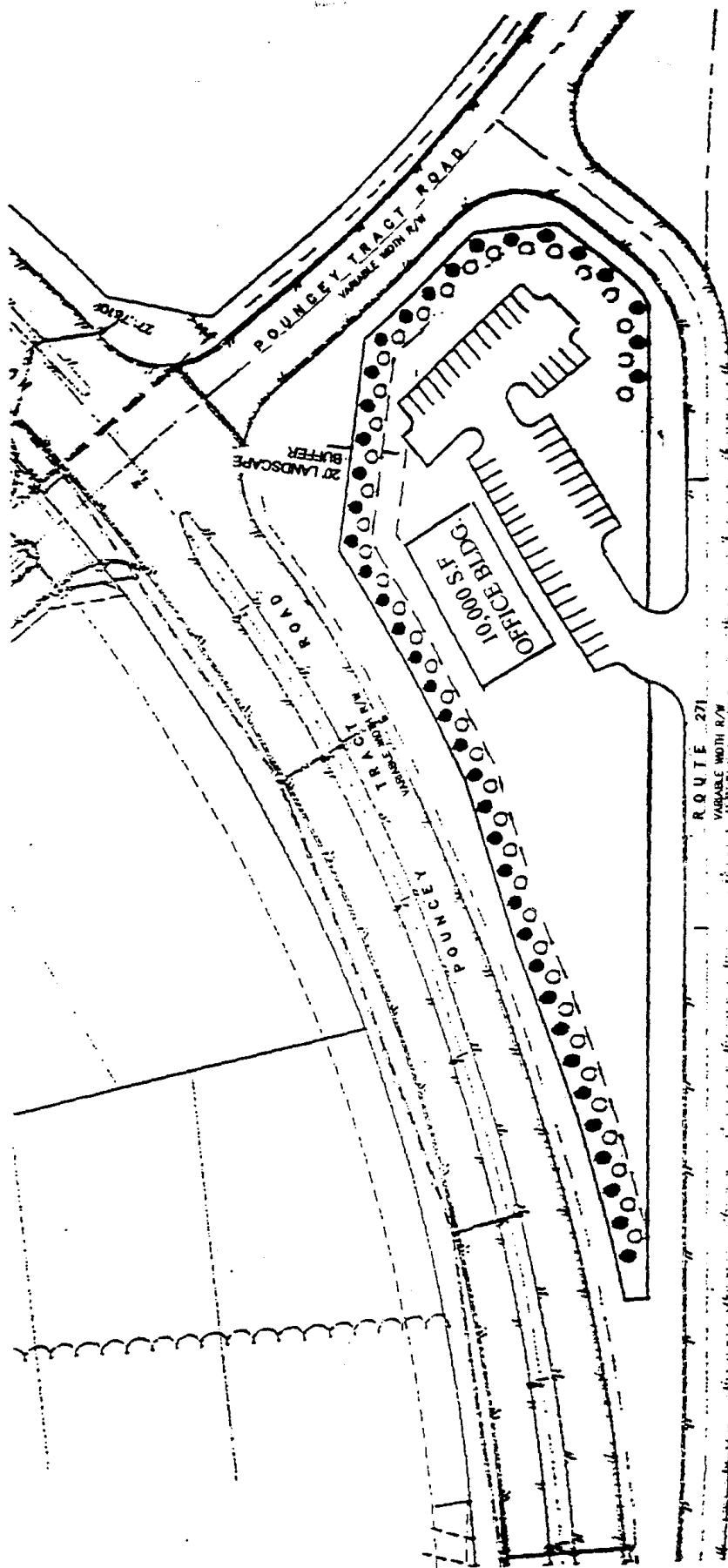
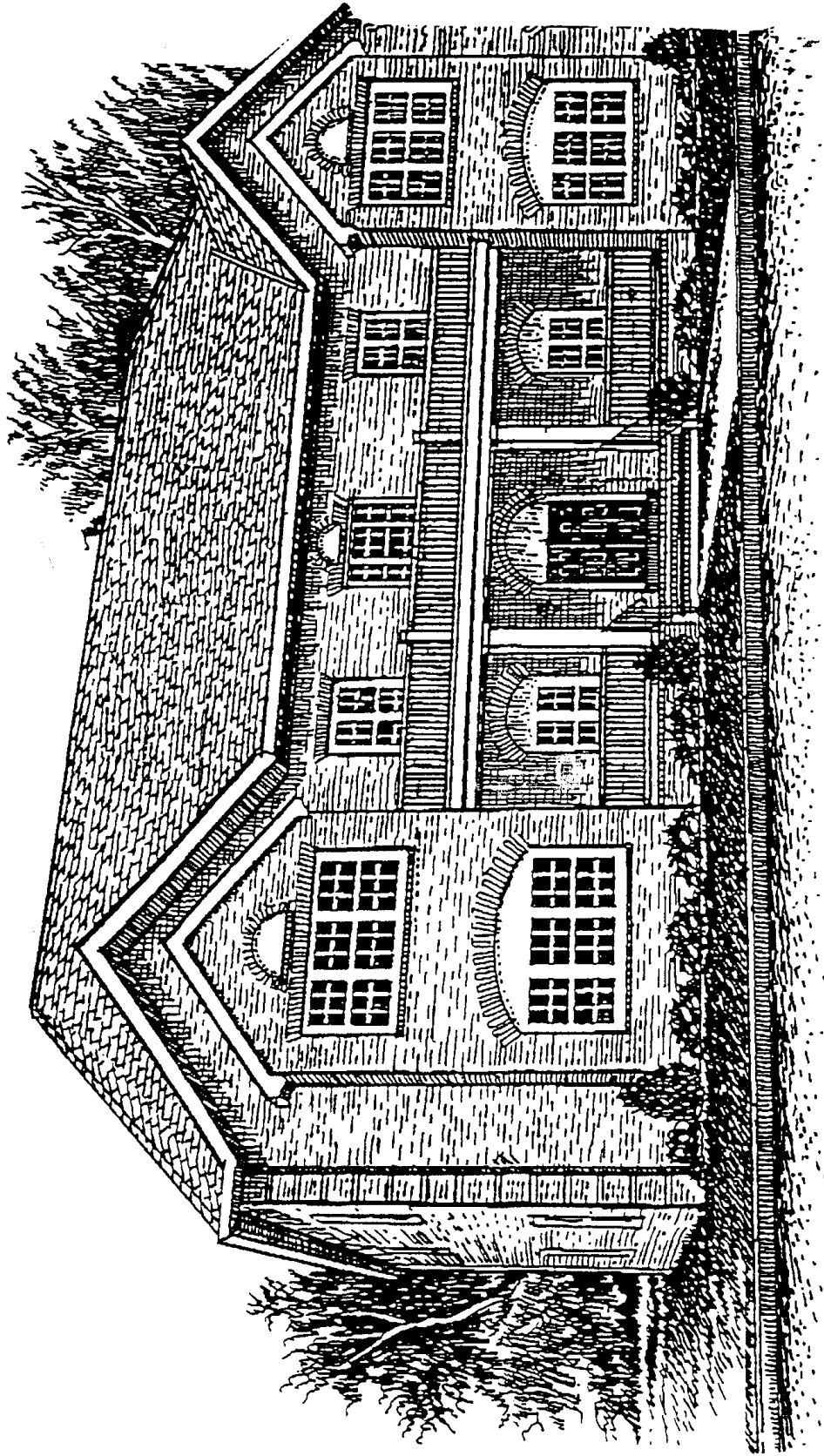


Exhibit A
CONCEPTUAL LAYOUT
 10,000 SQUARE FOOT
 TWO-STORY OFFICE BUILDING

Approved w/ proffers
 Dated 9-14-99
[Signature]



Approved w/proffers
dated 9-14-99
[Signature]

EXHIBIT 'B'
CONCEPTUAL
TWO-STORY OFFICE BUILDING