

**NOTE:**  
 This Rezoning Case Lies Within The Airport Safety Overlay District as Adopted by the Board of Supervisors June 12, 1991, in Accordance with Chapter 24, Addendum 58 (Zoning Ordinance Amendment)

SHOPPING CENTER

**C-52C-99**



**237-A-95 & 96**

**VARINA DISTRICT**

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

September 21, 1999

Re: Conditional Rezoning Case C-52C-99

Citizens & Farmers Bank  
P. O. Box 391  
West Point, Virginia 23181

Gentlemen:

The Board of Supervisors at its meeting on September 14, 1999, granted your request to amend proffered conditions on Conditional Rezoning Case C-51C-93, being Parcels 237-A-95 and 96.

The following substitute proffered conditions accepted by the Board of Supervisors, dated September 8, 1999, further regulate the use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance).

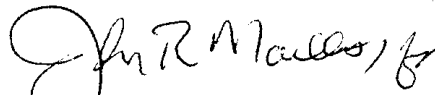
24. Deleted.
24. Added. The initial entrance to the project from State Route 5 shall be located across from the entrance to FasMart as shown of Exhibit C dated February 9, 1994. This entrance shall be permitted to serve buildings A, B, and C as shown on the master plan (Exhibit A). Prior to the issuance of a certificate of occupancy for buildings D, E, F, or H, the developer shall construct the road within the right of way separating the shopping center from Varina Elementary School beginning at the southern right of way line of State Route 5 and extending southerly for approximately eight hundred fifty (850) linear feet to the zoning line separating the B-1C and the A-1 districts. The intent is that Henrico County will ultimately connect the road to Recreation Road through the residual of this parcel and through property currently being utilized by the Henrico Department of Parks and Recreation. The road shall be constructed to applicable Henrico County standards.
26. Added. The entrance shall not be used for egress from the site. Appropriate signage shall be installed to indicate one way traffic flow.
27. Added. If left turn movements from Route 5 into this entrance create traffic problems in the future, the Board of Supervisors can request that this zoning case be brought before them for reconsideration.

Citizens & Farmers Bank  
September 21, 1999

2

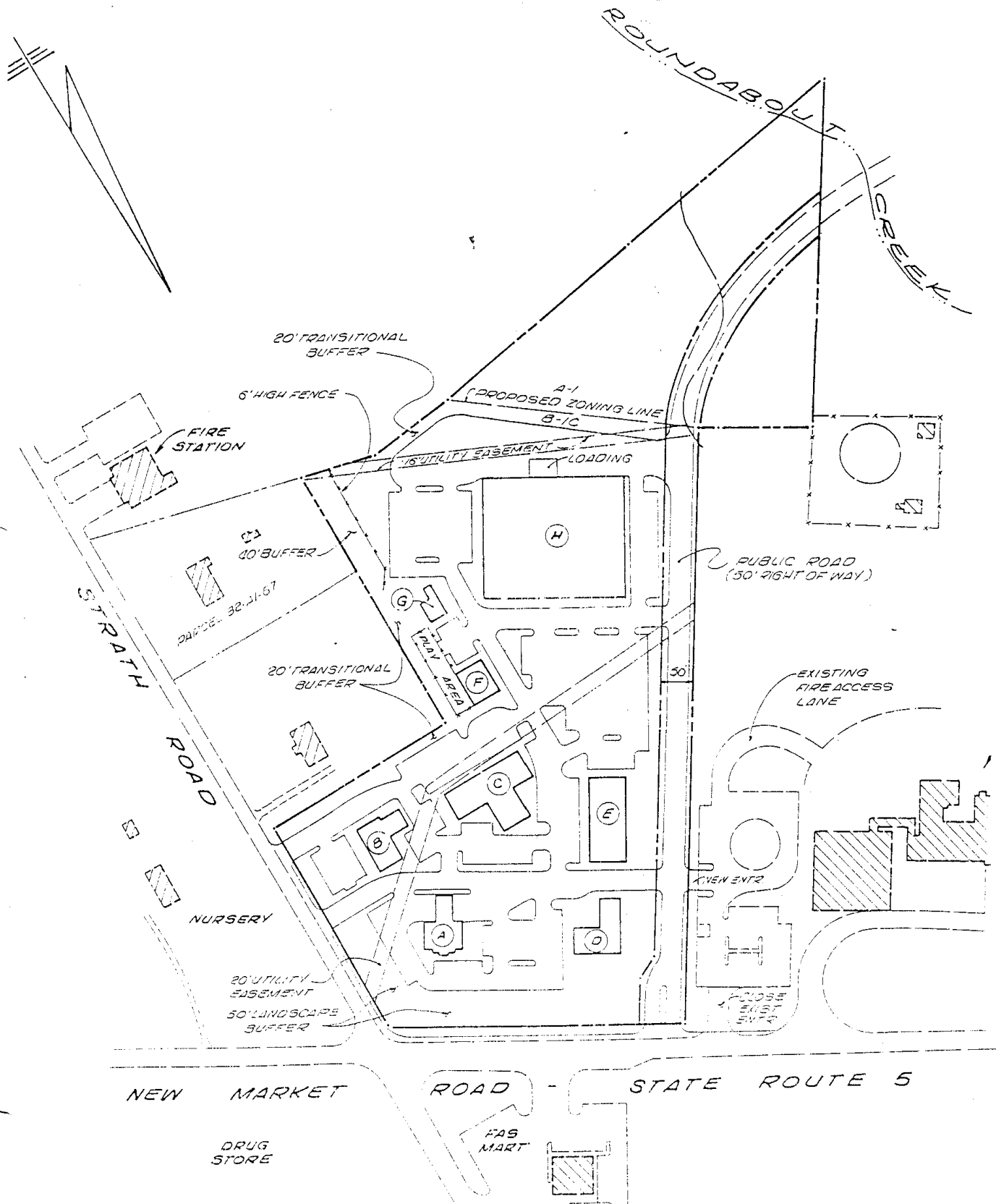
The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered condition in the Conditional Zoning Index.

Sincerely,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett, for". The signature is written in a cursive style with a large initial "V".

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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Engineer Design & Assocs.



**EXHIBIT A**

50' RIGHT OF WAY TO B

PROPERTY BOUNDARY

EXISTING HOUSE

INITIAL ENTRANCE

NURSERY

STAIRS

MARKER

PRUNING

EXHIBIT C

