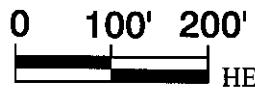


GAS / CONVENIENCE STORE / TRUCK PARKING

148-10-C-2

VARINA DISTRICT

C-22C-00



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 20, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Rezoning Case C-22C-00

John C. Zehler, Sr.
400 W. Nine Mile Road
Highland Springs, VA 23075

Mr. Zehler:

The Board of Supervisors at its meeting on June 13, 2000, granted your request to rezone property from B-1 Business District to B-3C Business District (Conditional) District, Parcel 148-10-C-2, described as follows:

Situated, lying, and being in the Varina District of Henrico County, Virginia, and being more particularly described as follows:

"Beginning at a Point" on the North line of Daisy Avenue intersected with the East line of Nine Mile Road; Thence, along the East line of Nine Mile Road North 46 degrees 45 minutes 00 seconds West, for a distance of 160.00' to a point. Thence, North 43 degrees 15 minutes 00 seconds East, for a distance of 120.00' to a point. Thence, South 46 degrees 45 minutes 00 seconds East, for a distance of 160.00' to point. Thence, South 43 degrees 15 minutes 00 seconds West, for a distance of 120.00' to the said "Point of Beginning". Together with and subject to covenants, easements, and restrictions of record. Said property containing 0.44 acres more or less and being Henrico County Parcel # 148-10-C-2.

The Board of Supervisors accepted the following proffered conditions, dated June 13, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. No animal hospital or kennel will be located on the premises.
2. No automobile, truck, trailer, motorcycle or bus sales, rental and repair, including towing services and automotive body and paint shops will be located on the premises.
3. No boat and boat trailers sales, service and storage will take place on the premises.
4. No building materials storage or sales will be allowed on the premises.
5. No cleaning or dyeing, linen service or laundry, furniture repair or refinishing will take place on the premises.

John C. Zehler, Sr.

June 20, 2000

6. No fortuneteller, palmist, astrologist, numerologist, clairvoyant, craniologist, phrenologist, card reader, spiritual reader or similar activities will be allowed on the premises.

The following uses will be prohibited:

- a. Manufactured home sales
 - b. Dance halls
 - c. Outdoor sales lots
 - d. Hotels, motels, and motor lodges
 - e. Flea markets
 - f. Pawn shops
 - g. Tattoo parlors
 - h. Rifle or pistol ranges
 - i. Shell houses or display houses
 - j. Gun shop, sales and repair
 - k. Adult book or video store
 - l. Exterminating establishment
 - m. Public Dancehalls
7. A wood fence eight feet high will be installed along the rear property line from the existing garage to the west line of Daisy Avenue to the extent allowed by ordinance.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Alvin S. Mistr, Jr.