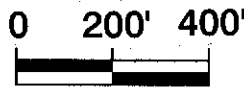


OFFICE USES

**C-33C-00**

Pt. of 56-A-1B  
THREE CHOPT DISTRICT



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

## COUNTY OF HENRICO

June 20, 2000

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-33C-00

Mr. Henry L. Wilton  
Wilton Development Corp.  
6405-G Dickens Place  
Richmond, VA 23230

Dear Mr. Wilton:

The Board of Supervisors at its meeting on June 13, 2000, granted your request to conditionally rezone property from RTH Residential Townhouse District to O-1C Office District (Conditional), Part of Parcel 56-A-1B, described as follows:

Beginning at a point on the northerly right-of-way line of Gayton Road and being the most westerly corner of the land herein described. Thence N 69° 52' 34" E 180.04 feet to a point; Thence N 44° 52' 32" E 200.00 feet to a point; Thence N 49° 22' 38" E 200.00 feet to a point; Thence N 51° 47' 48" E 165.34 feet to a point on the westerly right-of-way line of Lauderdale Drive; Thence along the westerly right-of-way of said Lauderdale Drive, S 36° 06' 40" W 469.92 feet to a point; Thence continuing along said right-of-way, S 42° 57' 14" W 100.72 feet to a point; Thence S 36° 06' 40" W 113.98 feet to a point; Thence S 81° 06' 40" W 35.36 feet to a point on the northern right-of-way line of Gayton Road; Thence along the northern right-of-way of said Gayton Road, N 53° 53' 20" W 21.82 feet to a point Thence continuing along said right-of-way on a curve to the right with a radius of 1710.19, a central angle of 05° 26' 47" and a length of 162.57 feet to the point of beginning, containing 1.423 +- acres.

The Board of Supervisors accepted the following proffered conditions, dated May 8, 2000, 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 area of any building shall be no more than 5,000 square feet.
2. Planting Strip Easement A landscaped buffer area of a minimum of twenty (20) feet in width shall be provided from the ultimate right-of-way along Lauderdale Drive and Gayton Road. 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.

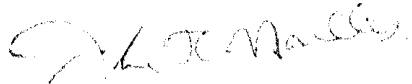
3. Hours of Operation The hours of operation shall not exceed 7:00 a.m. to 7:00 p.m. Monday through Saturday. There shall be no hours of operation on Sundays except for personal use.
4. Architectural Style The architectural style of the office shall be colonial brick and residential in character in keeping with the surrounding neighborhoods as illustrated in "Exhibit A" prepared by Scheirman Associates dated April 2000.
5. 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.
6. Parking Lot Lighting Parking lot lighting fixtures shall not exceed fifteen (15) 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.
7. Trash Receptacle All trash receptacles shall be screened from view utilizing masonry materials with the exclusion of the gates in a manner approved at the time of Plan of Development Review.
8. Conceptual Plan The development shall be designed in substantial conformance with the Conceptual Plan as shown on Exhibit B prepared by Bay Design Group dated March 14, 2000 or as approved at the time of Plan of Development Review.
9. Signage Any detached sign shall be monument-style signage of a maximum height of ten (10) feet and a maximum square footage of fifty (50). The style of the sign shall complement the architectural style of the building.
10. Use Restrictions A Child Care Center shall not be a permitted use on the Property.
11. Rezoning to Conservation District The applicant shall apply for rezoning to C-1 Conservation District on all property not needed for O-1 within one year of the final POD approval.
12. Sidewalks Sidewalks shall be provided adjacent to Lauderdale Drive and Gayton Road and shall be constructed to the County of Henrico's Standards and Specifications for sidewalks.
13. Additional Landscaping Additional landscaping shall be provided between the parking area and the residential sections of Wellesley to screen the parking area from view as approved at the time of Plan of Development Review.

Mr. Henry L. Wilton  
Wilton Development Corp.  
June 20, 2000

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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,



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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. E. Carlton Wilton