

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)

COMMERCIAL (Veterinary Clinic)

PT. OF 165-A-27
 VARINA DISTRICT

C-63C-00 0 200' 400'

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

September 19, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-63C-00

Battlefield Veterinary Clinic
9366 Count Kristopher Dr.
Mechanicsville, VA 23111

Gentlemen:

The Board of Supervisors at its meeting on September 12, 2000, granted your request to conditionally rezone property from A-1 Agricultural District to B-1C Business District (Conditional), Part of Parcel 165-A-27, described as follows:

PARCEL B

Beginning at a point in the westerly line of Whiteside Road, said point being marked by an iron rod, running thence along the westerly line of Whiteside Road South 26° 35' 36" West 236.22 feet to an iron rod and South 35° 51' 19" West 195.61 feet to an iron rod at the intersection of Whiteside Road and Williamsburg Road (U.S. Route 60), running thence South 68° 44' 10" West 38.21 feet to an iron rod in the North line of Williamsburg Road, running thence along the north line of Williamsburg Road North 59° 16' 47" West 275.84 feet to an iron rod and North 34° 56' 57" West 64.68 feet to an iron rod at the intersection of Williamsburg Road and Cardwell Circle, running thence North 17° 28' 41" West 308.56 feet partially along the easterly line of Cardwell Circle and partially along the easterly line of Lot 8 of Whiteside Park to an iron rod, running thence South 82° 30' 19" East 119.59 feet to an iron rod, running thence South 82° 19' 04" East 153.29 feet to an iron rod, running thence South 82° 27' 31" East 104.58 feet to an iron pipe, running thence South 77° 34' 16" East 254.60 feet to the point or place of beginning, containing 4.149 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated August 18, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. All buildings constructed on the property shall have exposed exterior walls above finished grade predominantly of face brick, natural stone, glass, decorative block or an equivalent permanent architecturally finished material. Other materials may be specifically requested and approved by the Planning Commission at the time of plan of development approval.
2. All sides of each building shall be similar in architectural treatment, appearance and quality of materials. All buildings and signs shall be similar in architectural treatment and materials and access to individual parcels created on the subject site shall be coordinated.

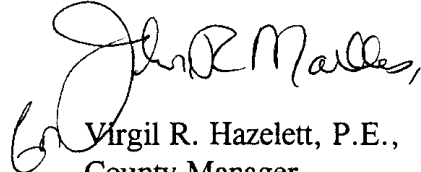
3. A twenty-five (25) foot natural buffer shall be provided along the west property lines line and a thirty-five (35) foot natural buffer shall be provided along the north property line and they shall remain as long as the adjacent properties are zoned for residential or agricultural uses.
4. Parking lot lighting shall be produced from concealed sources and shall be reduced to no more than security levels following the close of business conducted on the property. Parking lot lighting fixtures shall not exceed twenty (20) feet in height.
5. All proposed utility lines such as electric, telephone, CATV or other similar uses shall be installed underground.
6. All roof top heating and air conditioning equipment shall be appropriately screened from public view from adjacent properties and public streets.
7. The following uses shall not be permitted:
 - a. Grocery or convenience food stores
 - b. Laundromats and self-service dry cleaning establishments
 - c. Commercial parking lots
 - d. Private clubs, lodges, meeting halls or fraternal organizations
 - e. Shopping centers
 - f. Automotive service/filling stations
 - g. Recycling collection facilities.
8. A fifteen (15) foot landscape strip shall be provided along the southern and eastern property lines.
9. Trash receptacles shall be screened with materials compatible to those materials used on the principle buildings.
10. All detached signs shall be ground mounted monumental signs, not to exceed six (6) feet in height.
11. Best efforts shall be made to preserve existing vegetation. This proffer shall not prohibit the elimination of dead or dying trees or the elimination of undesirable vegetative growth on the site.
12. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of such proffer.

Battlefield Veterinary Clinic
September 19, 2000

3

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,



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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Engineering Design Associates
Ms. Hattie M. Muller
Ms. Ruth M. Hofmeyer