

13
3.89 Ac.

14A
4 Ac.

20
3.653 Ac.

22
41.30 Ac.

25
96.873 Ac.

23
76.077 Ac.

24
12.62 Ac.

15

16
5.96 Ac.

17
6 Ac.

19
4.13 Ac.

18
8.58 Ac.

A-1

O-3C

A-1

M-1C C-70C-98D

A-1

A-1 to O-2C
4.99 Acres

See (186-A-23)

C-70C-98D

See (186-A-25)

A-1

MEMORIAL DRIVE

O-3C

M-1C

M-2C

GAULDING & ORANGE

CHILD CARE CENTER

C-76C-00

186-1-1-10
VARINA DISTRICT

0 200' 400'

HENRICO COUNTY



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 19, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-76C-00

Mr. Gerald Salmon
6171 Memorial Dr.
Sandston, VA 23150

Dear Mr. Salmon:

The Board of Supervisors at its meeting on December 12, 2000, granted your request to conditionally rezone property from A-1 Agricultural District to O-2C Office District (Conditional), Parcel 186-1-1-10, described as follows:

Starting at a point located on the eastern line of Memorial Drive, approximately .5 miles north of the northeastern corner of the intersection of Portugee Road and Memorial Drive; and then running along the eastern line of Memorial Drive 53.46', N. 18° 34' 15" E. to a rod, which is the point and place of beginning; and thence 279.0' along the eastern boundary line of Memorial Drive N. 18° 34' 15" E. to a rod; and then leaving the eastern boundary line of Memorial Drive, 704.34', S. 74° 31' 50" E. to a rod; thence 180.89', S. 10° 10' 15" W. to a rod; thence 140.95', S. 5° 45' 00" W. to a rod; thence 761.08', N. 71° 29' 00" W. to a rod located at the eastern boundary line of Memorial Drive, which is the point and place of beginning, containing 4.99 acres.

The Board of Supervisors accepted the following proffered conditions, dated December 11, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Permitted Uses.

A. Only the following uses shall be permitted on the Property:

- i. Child care center and office(s) related to such child care center or for educational purposes.
- ii. Any offices or office buildings otherwise allowed in the O-1 Office District, provided such offices do not in the aggregate exceed 5,000 square feet of floor area.
- iii. Any accessory use allowed in the O-1 Office District and §24-50.8(d).


- B. No conditional use permitted by special exception may be permitted on the Property.
2. Safe Conduct of Operations. All uses shall be conducted so as not to create any danger to the health, safety and welfare or have any material adverse impact on the Property or surrounding areas by creating any excessive noise, vibration, smoke, dust, lint, odor, heat or glare beyond the boundaries of the Property.
 3. Building Setback. Any building on the Property shall be set back at least one hundred (100) feet from the right-of-way line of Memorial Drive. No building or any portion thereof exceeding two (2) stories in height above ground shall be constructed within one hundred fifty (150) feet of the right-of-way line of Memorial Drive. All parking areas shall be set back at least fifty (50) feet from the right-of-way line of Memorial Drive.
 4. Utilities. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be placed underground.
 5. Memorial Drive Buffer. All trees currently existing within twenty (20) feet of Memorial Drive having a caliper of six inches or greater shall be retained and maintained, unless otherwise allowed at the time of approval for a Plan of Development.
 6. Northern Buffer. So long as the property adjoining the northern boundary line of the Property (parcel 186-I-1-11) is zoned a residential or agricultural classification, all trees currently existing within twenty-five (25) feet of the northern boundary line of the Property having a caliper of six inches or greater shall be retained and maintained, unless otherwise allowed at the time of approval for a Plan of Development.
 7. Signage. Any detached signs on the Property shall not exceed eight (8) feet in height and shall be no more than twenty (20) square feet in the aggregate for all detached signage located on the Property.
 8. Limits on Child Care Center. If enrollment for any child care center in the existing building located on the Property, (a) is more than twelve (12) children but less than twenty-five (25) children, administrative site plan approval will be required, and (b) is more than twenty-four (24) children, a plan of development in accordance with Section 24-106 of the Henrico Code as approved by the Planning Commission will be required.
 9. Exterior Materials and Treatment. Any new principal building to be constructed on the Property shall have a similar exterior architectural style as the existing building located on the Property, unless otherwise specifically requested and approved by the Planning Commission at the time of Plan of Development review. All such buildings constructed

on the Property shall have exposed exterior walls (above finished grade) of face brick, natural stone, glass, wood, E.I.F.S. or stucco if applied to a masonry surface or an equivalent permanent architecturally finished material, unless different architectural treatment and/or materials are specifically requested and approved with respect to the exposed portion of any such wall at the time of Plan of Development review. The exposed exterior walls of such buildings shall not be covered with or have exposed to view any painted or unfinished concrete masonry units, sheet or corrugated aluminum, asbestos or metal unless otherwise specifically requested and approved by the Planning Commission at the time of Plan of Development review.

10. Severance. The unenforceability, elimination, revision or amendment or any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.

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. Andrew M. Condlin, Esquire