

WILLIAMSBURG ROAD (U.S. Rte. 60)

ELKO ROAD

A-1 to O-1C
3.9 Acres

OFFICE USE
C-7C-00

SEE "LARGE ZONING" FOLDER FOR C-8C-00

Pt. of 177-A-40
VARINA



A-1
8
8.40 Ac.

B-3
7A
2.043 Ac.

B-2C

A-1

A-1

A-1

(A)

(2)

(A)

(D)

(B)

(A)

26
MT ZION BAPTIST CHURCH
2.06 Ac.

OLD CANYON ESTATES

See (177-A-40)

5.87 Ac.
Harvest Baptist Church

59
100.756 Ac.

(C)

(C)

20
200 Ac.

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COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 15, 2000

Re: Conditional Rezoning Case C-7C-00

Mr. Henry L. Wilton
Wilton Development Corp.
6421 Rigsby Road
Richmond, VA 23226

Dear Mr. Wilton:

The Board of Supervisors at its meeting on February 8, 2000, granted your request to conditionally rezone property from A-1 Agricultural District to O-1C Office District (Conditional), Part of Parcel 177-A-40, described as follows:

Beginning at a point on the south right-of-way line of Ruritan Lane (formerly Old Williamsburg Road) and the east right-of-way line of Old Elko Road; Thence along the south line of Ruritan Lane N 86°23' 16" E 198.28' to a point; Thence along a curve to left having a Radius of 806.38', a Delta of 15°17'04" and a Length of 215.11' to a point at the intersection of the south right-of-way line of Ruritan Lane and the west right-of-way line of Elko Road; Thence along the west right-of-way line of Elko Road S 12°01'04" E 234.85' to a point; Thence S 05°47'04" E 400.00' to a point; Thence leaving said right-of-way line S 45°42'24" W 71.84' to a point; Thence S 83°31 '52" W 66.99' to a point on the west right-of-way line of Old Elko Road; Thence along said right-of-way line along a non-tangent curve to the right having a Radius of 1026.74', a Delta of 14°31'52" and a Length of 260.40' to a point; Thence N 20°35'03" W 16.49' to a point; Thence along a curve to the left having a Radius of 658.77', a Delta of 16°05'30" and a Length of 185.02' to a point; Thence N 36°40'33" W 202.96' to a point; Thence along a curve to the right having a Radius of 1195.47', a Delta of 03°35'01" and a Length of 74.77' to the point and place of beginning and containing 3.968 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated January 6, 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 There shall only be one building on the site with a maximum finished floor area of no more than 4,000 square feet.

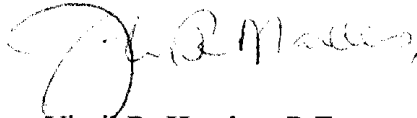
2. Hours of Operation The hours of operation shall not exceed 7:00 a.m. to 8:00 p.m. Monday through Saturday. There shall be no hours of operation on Sundays except for personal use.
3. Architectural Style The architectural style of the building shall be colonial with a brick front and brick foundations on all sides as illustrated in Exhibit A.
4. 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.
5. Parking Lot Lighting Parking lot lighting fixtures shall not exceed twenty (20) 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.
6. Trash Receptacle: All trash receptacles shall be screened from view in a manner approved at the time of Plan of Development Review.
7. Signage: Signage shall be ground mounted and on a brick base as regulated by the O-1 district.
8. Use Restrictions: A Child Care Center shall not be a permitted use on the Property.
9. Planting Strip Easement: A landscaped buffer area of a minimum of twenty (20) feet in width shall be provided along Elko Road at the intersection of Old Elko Road as shown on Exhibit B. 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.
10. Conceptual Plan: The development shall be designed in substantial conformance with the Conceptual Plan as shown on Exhibit B.
11. No Access to Old Elko Road: There shall be no access to Old Elko Road until a median is built in front of the site on Elko Road.

Mr. Henry L. Wilton
Wilton Development Corp.
February 15, 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,



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

cc: Director, Real Estate Assessment
Conditional Zoning Index