



R-3 to B-1C
1.274 Acres

Beauty Parlor and
Associated Uses

761-754-1383

C-12C-02
THREE CHOPT DISTRICT
0 400 Feet

MARCH 2002



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

April 16, 2002

Re: Conditional Rezoning Case C-12C-02

Mr. Basilios E. Tsimbos
c/o Regency Hair Design
1404 Parham Road
Richmond, VA 23229

Dear Mr. Tsimbos:

The Board of Supervisors at its meeting on April 9, 2002, granted your request to conditionally rezone property from R-3 One Family Residence District to B-1C Business District (Conditional), Parcels 761-754-0791 (59-A-72), 761-754-1383 (73) and 761-754-1572 (74) described as follows:

Beginning at a rod set on the eastern right-of-way line of Skipwith Road, 550' ± North of the northern right-of-way of Parham Road, such rod being the True Point of Beginning; thence in an easterly direction away from the east right-of-way line of Skipwith Road, N 88°23'00" E a distance of 212.06' ± to a rod; thence, N 10°4'48" W a distance of 284.63' ± to a rod, thence S 76°15' W a distance of 190.0' ± to a point on the east line of Skipwith Road; thence in a southerly direction along the east line of Skipwith Road, S 1°33'5" E a distance of 271.21' ±, to the point and place of beginning, containing 1.274 acres ±.

The Board of Supervisors accepted the following proffered conditions, dated March 7, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Use Restrictions. Principal uses permitted on the Property shall be limited to barbershops and beauty shops, which may include such appearance enhancing activities as professional skincare, body treatments, nail care and services customarily offered at a spa (a "Beauty Facility"), and principal uses permitted in the O-1 zoning district except for child care centers. Any Beauty Facility located on the Property shall be operated by a licensed beautician.
2. Architectural Treatment. Unless otherwise approved at the time of Plan of Development: (a) the exterior appearance of any new building constructed on the Property shall be substantially similar in architectural

character and materials to the exterior finish of the building located at 3217 Skipwith Road, as shown on Exhibit A, attached hereto (see case file) and (b) the existing building located at 3223 Skipwith Road shall either be removed or renovated to be substantially similar in architectural character and materials to the exterior finish of the building in Exhibit A, within two (2) years of the date of final rezoning approval.

3. Parking Spaces. No parking spaces (exclusive of access drives) shall be located within a front or side yard area on the Property.
4. Hours of Operation. The hours of service to the public for any Beauty Facility operated on the Property shall be limited to Monday through Friday from 8:00 a.m. to 7:00 p.m. and Saturday from 10:00 a.m. to 6:00 p.m. Any such Beauty Facility shall not be open to the public on Sunday.
5. Parking Lot Lighting. Parking lot lighting standards shall not exceed fifteen (15) feet in height above grade level. All parking lot lighting fixtures shall be of low intensity and shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent property. Light fixtures shall be of the type that conceals the direct source of light (such as "shoe box" type fixtures). Exterior lighting shall be reduced to security levels after hours of operation.
6. HVAC. Heating and air conditioning equipment shall be screened from public view at ground level at the Property lines in a manner approved at the time of Plan of Development.
7. Signage. Any detached signs shall be ground-mounted, monolithic-type signs and shall not exceed six (6) feet in height.
8. Building Height. No building constructed on the Property shall exceed two (2) stories or thirty (30) feet in height.
9. Severance. 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 any such proffer.
10. Access. There shall be only one (1) means of vehicular ingress and egress to and from Skipwith Road.
11. Buffer. A natural and/or landscaped transitional buffer will be provided for a minimum of fifteen (15) feet in width along the southern boundary of the Property, except to the extent necessary or allowed for utility easements, grading, and other purposes requested and specifically permitted, or if

Mr. Basilios E. Tsimbos
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required, at the time of Plan of Development for as long as the property to the south is zoned or used for residential purposes. The buffer will contain landscaping and/or an opaque fence to screen development on the Property, as determined at the time of Landscape Plan review. Any utility easements (other than existing utility easements) permitted within the aforesaid buffer area shall be extended generally perpendicular to the buffer area unless otherwise requested and specifically permitted or if required at the time of Plan of Development.

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

pc: Director, Real Estate Assessment
Conditional Zoning Index
Glenn R. Moore, Esquire