

B-2C
 R-4 & R-2 to O-2C
 2.58 Ac.

ZONING
 Office

C-51C-02

BROOKLAND DISTRICT

0 400 Feet



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



November 19, 2002

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-51C-02

Mr. Hugh W. Owens
2717 Willard Road
Richmond, VA 23294

Dear Mr. Owens:

The Board of Supervisors at its meeting on November 12, 2002, granted your request to conditionally rezone property from R-2 and R-4 One Family Residence Districts to O-2C Office District (Conditional), Parcels 769-745-9272 (6501 Old Bethlehem Road), 769-745-9774 and 770-745-1768 (6500 Old Bethlehem Road), described as follows:

Beginning at a point on the north line of Interstate Route 64 and the east line of Bethlehem Road; thence, along the eastern line of Bethlehem Road, N20°22'16"W a distance of 410'± to the centerline of Upham Brook; thence along the centerline of Upham Brook a distance of 114'±, to a point; thence S64°52'38"E a distance of 23.48' to a point in the centerline of Upham Brook; thence along the centerline of Upham Brook a distance of 330'±, to a point; thence S5°29'54"E a distance of 245.5'± to a point on the north line of Interstate Route 64; thence along the northern line of Interstate Route 64, N83°00'14"W a distance of 288.39' to the point of beginning, containing 2.58± acres.

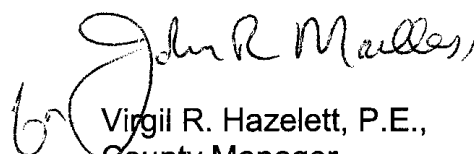
The Board of Supervisors accepted the following proffered condition, dated October 17, 2002, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Parking lot fixtures shall not exceed twenty (20) feet in height as measured from the grade of the base of the light standard.
2. Signs will be limited to monolithic type signs, approved attached signs and directional signs.
3. The following O-2 uses shall not be allowed:
 - a. Banks, savings and loan or small loan establishments, drive-in or otherwise.
 - b. Employment service or agency.
 - c. Funeral home, mortuary, crematorium.
 - d. Studio for an artist, designer, writer, photographer, sculptor or musician.

- e. Child care centers in accordance with section 24-106.
 - f. Radio and television broadcasting stations.
 - g. Recycling collection facility.
 - h. Communication tower.
 - i. Billboards.
4. The building shall be constructed in substantial accord with the elevation prepared by Engineering Design Associates. Changes in the materials may be made at the discretion of the Planning Commission at the time of the Plan of Development approval.
 5. Heating and air conditioning equipment shall be screened.
 6. All required transitional buffers shall be left in their natural state except as required for easements or improvements required by the County of Henrico at the time of Plan of Development.
 7. The building shall not exceed thirty-five (35) feet in height.
 8. Any exterior refuse enclosures shall be constructed of materials compatible with the building.
 9. Trash pickup and parking lot cleaning shall not done on Sunday and will be limited to between 7:00 a.m. and 8:30 p.m. Monday through Friday, between 8:00 a.m. and 8:30 p.m. on Saturday.
 10. Dedication of right-of-way will be made when requested by the Department of Public Works.
 11. There shall be no ingress or egress from Old Bethlehem Road or Copelin Road.
 12. A zoning case to rezone the environmentally sensitive areas on the site to C-1 Conservation District shall be submitted prior to the approval of final construction plans by the County of Henrico.

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

Mr. Hugh W. Owens
November 19, 2002

3

pc: Director, Real Estate Assessment
Conditional Zoning Index
Laraine Isaac and/or Robert F. Nelson