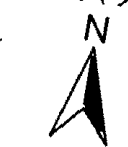


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 Belmont Golf Course
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September 2003

ZONING
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C-45C-03
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COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

October 21, 2003

Mr. David C. Circeo
Circeo Properties, LLC
6113 Lakeside Avenue
Richmond, VA 23233

Re: Conditional Rezoning Case C-45C-03

Dear Mr. Circeo:

The Board of Supervisors at its meeting on October 14, 2003, granted your request to conditionally rezone property from O-1C Office District (Conditional) to B-1C Business District (Conditional), Parcel 781-748-5100, described as follows:

Beginning at a rod set on the corner of the north line of Lakeside Avenue; thence N4°27'00"W, 192.6' to a point; thence N4°20'00"E, 200' to a point; thence S4°39'00"E, 191.6' to a point on the south right of way line of Lakeside Avenue; thence S4°46'00"W, 200' to the point of beginning, containing 0.882 acre.

The Board of Supervisors accepted the following proffered conditions, dated September 8, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Architecture Treatment/Exterior Materials**. The building constructed on the property shall be complimentary to the neighborhood in design and materials and residential in character. The exposed portion of each exterior wall surface (front, rear and sides) shall be finished in either, or a combination of, face brick, natural stone, siding or an equivalent permanent architecturally finished material.
2. **Buffer**. A natural or landscaped buffer to include trees and shrubs will be provided for a minimum of ten (10) feet along the southern boundary of the property and thirty-five (35) feet along the eastern boundary except to the extent necessary or allowed for utility easements, grading, signage, access driveways or other such purposes. All crossings of the buffer shall be perpendicular. The thirty-five (35) foot buffer along the eastern boundary may be reduced to a minimum of twenty-five (25) feet if buffer substitutes such as a wall, berm, dense landscaping, or the like

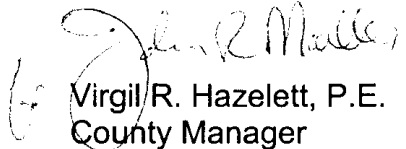
are provided, and if approved by the Planning Commission during plan of development review.

3. **Parking Lot.** Parking will not be placed in the front of the building along the Lakeside Avenue corridor. Parking lot lighting shall not exceed eighteen (18) feet in height above grade level. All parking lot lights shall be of low intensity and will be positioned in order to minimize the impact of such lighting on adjacent property. The light fixture shall be the type that conceals the source of the light. Exterior lighting shall be reduced to security level after hours of operation.
4. **Hours of Operation.** Any barbershop or beauty parlor on the site shall not schedule appointments after 7:30 p.m. Any other business on the site shall operate between the hours of 7:00 a.m. to 7:00 p.m. with the exception of seeing patients on an emergency after hours basis.
5. **HVAC.** Heating and Air Conditioning equipment shall be screened from public view at ground level at the property lines.
6. **Trash Receptacles.** Trash receptacles, not including convenience cans, shall be screened from public view at ground level. Trash pick up shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday – Friday and 9:00 am to 8:00 pm on Saturday.
7. **Use Restrictions.** Permitted uses shall be limited to barbershops and beauty parlors and any use first permitted in the O-1 Office zoning district. No child care center, funeral home, undertaking establishment or abortion services will be permitted to operate on the property.
8. **Signage.** Any detached signs on the property shall be ground mounted, monumental-type sign. It shall not exceed 6 feet in height above grade level and if lighted, minimal light to accent the sign will be used.
9. **Building Size.** The building square footage shall not exceed 8,500 square feet. Square footage for barbershops or beauty parlors shall not exceed 1,500 square feet within the total permitted 8,500 square feet.
10. **Sidewalk.** The existing sidewalk along Lakeside Avenue shall be incorporated in the site plan.

Mr. David C. Circeo
Circeo Properties, LLC
October 21, 2003
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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

pc: Mr. Ken Baucom
Director, Real Estate Assessment
Conditional Zoning Index