

[R-6C] to O-2C
0.48 Ac.



May 2004

ZONING

Real Estate Office

Ref. 754-747-5520

C-34C-04

Three Chopt Rd



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

August 17, 2004

Mr. William W. Eudailey
Eudailey & Co. / GMAC Real Estate
6401 Mallory Drive
Richmond, VA 23226

Re: Conditional Rezoning Case C-34C-04

Dear Mr. Eudailey:

The Board of Supervisors at its meeting on August 10, 2004, granted your request to conditionally rezone property from R-6C General Residence District (Conditional), O-2C Office District (Conditional), Parcel 754-747-5520, described as follows:

Beginning at a point on the east line of Three Chopt Road, said point being 364.07' south of Parham Road; thence N66°00'10"E 159.68' to a point; thence S14°10'48"E 139.63' to a point; thence S66°00'10"W 145.13' to the east line of Three Chopt Road, thence along the east line of Three Chopt Road along a curve to the left having an arc length of 137.95', chord bearing of N20°08'52"W a chord distance of 137.90' and a radius of 1465.40' to said place and point of beginning, containing 0.478 acres.

The Board of Supervisors accepted the following proffered conditions, dated July 8, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

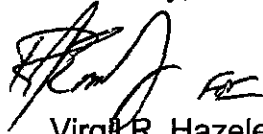
1. **Prohibited Uses.** The following uses shall be prohibited on the Property:
 - a. funeral home or undertaking establishment;
 - b. child care centers; and
 - c. dentist offices.

2. **Hours of Operation.** The hours of regular business services extended to the public shall be between 8:00 a.m. and 8:00 p.m.

3. **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.
4. **Parking Lot Lighting**. Parking lot lighting poles or lamp posts shall be residential in character, shall not exceed ten (10) feet in height as measured from the grade at the base of the lighting standard, and shall be positioned in such a manner as to minimize the impact of such lighting offsite.
5. **Signage**. The owner may use the existing sign structure; however, any new freestanding sign shall be a ground mounted, monolithic-type sign. Such new sign shall not exceed six (6) feet in height as measured from the grade of the base of the sign and, if lighted, internally lit unless otherwise requested and specifically approved 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: Branch Banking & Trust Co.
Mr. James Theobald, Esquire
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal – Director, Research and Planning