

July 2004

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulations.

ZONING
NEIGHBORHOOD
RETAIL

C-47C-04

Varina District

Ref. 834-714-1000



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

March 15, 2005

Mr. Garry Gallagher
Development Strategies, Inc.
18 E. Main Street
Richmond, VA 23219

Re: Conditional Rezoning Case C-47C-04

Dear Mr. Gallagher:

The Board of Supervisors at its meeting on March 8, 2005, granted your request to conditionally rezone property from O-2C Office District (Conditional) to B-2C Business District (Conditional), Parcel 834-714-1831, described as follows:

Commencing at the point of beginning along the north line of Williamsburg Road; thence N15°50'55"W a distance of 80.24'; thence N25°36'13"E a distance of 264.31'; thence N14°27'37"E a distance of 112.72'; thence S20°50'34"E a distance of 713.57'; thence N57°05'57"W a distance of 445.90'; to the point of beginning, containing 2.307 acres.

The Board of Supervisors accepted the following proffered conditions, dated March 8, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

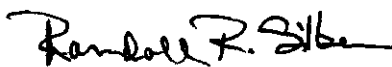
1. **Building Elevation:** The buildings shall be developed in general conformance with Building Elevation entitled "Building Type Studies for Development Strategies," dated March 24, 2004, unless alternate plans are approved by the Planning Commission.
2. **Prohibited Uses:** The following uses shall be prohibited:
 - (a) Billiard, bagatelle, video game or bingo parlor
 - (b) Antique auctions
 - (c) Funeral Homes, mortuaries, crematories and undertaking facilities
 - (d) Gun Shops, sales and repair

- (e) Flea Markets
 - (f) Sign Painting Shop
 - (g) Billboards or attention getting devices
 - (h) Bars or Drive-thru restaurants
 - (i) Dance Halls, private clubs, meeting halls or fraternal organizations
 - (j) Establishments whose primary business is Check cashing or making payday loans as defined and regulated by Sections 6.1-432 et. seq. and 6.1-444 et seq. of the Code of Virginia (this shall not preclude banks, savings and loans or similar institutions that are not regulated by the foregoing Virginia Code sections)
 - (k) Self-service Storage facilities
 - (l) Automobile repair and or filling/service station
 - (m) Truck Stops
 - (n) Adult businesses as defined in the Henrico County Zoning Ordinance
 - (o) Commercial Parking Garages and Parking Lots.
3. **Exterior Materials:** The building front, sides, and rear, shall be constructed using a combination of a minimum of 60% brick, with accent materials of EIFS, glass, split-faced block and cementitious siding.
4. **Dumpster Containers:** All dumpster enclosures will be constructed of split-faced block with wood gates. The enclosures shall be painted to match the building. Support posts, gate frames, hinges and latches shall be of a sufficient size and strength to allow the gates to function without sagging or becoming a visual eyesore.
5. **Mechanical Equipment:** All mechanical equipment shall be screened from view of the public, as standing at ground level at the property lines.
6. **Underground Utilities:** Except for junction boxes and meters, all new utilities lines to the building(s) shall be underground.

7. **Parking Lot Lighting:** Parking lot lights shall not exceed 25 feet in height and shall utilize concealed source type light fixtures.
8. **Monument Signs:** Any detached signs will be ground mounted, monument type, not to exceed 15 feet in height. Landscaping shall be planted at the base of such sign(s).
9. **Landscape Buffers:** The following landscape buffers shall be provided which may include access drives, easements, BMPs, and signage as approved by the Planning Commission. Existing trees will be preserved to the extent possible and supplemental landscaping may be provided for screening purposes:
 - a. A 30 foot landscape buffer planted equivalent to a Transitional Buffer 25 will be maintained along the Williamsburg Road frontage.
 - b. A 15 foot landscape buffer planted equivalent to a Transitional Buffer 10 will be maintained along the Whiteside Drive road frontage.
 - c. A minimum 20-foot landscaped buffer planted equivalent to a Transitional Buffer 25 shall be maintained along the rear property line adjacent to the agriculturally zoned property.
10. **Service and Delivery Hours:** All services and deliveries, including trash removal will be limited to between the hours of 7:00 a.m. and 10:00 p.m.
11. **Reciprocal Access to Neighboring Property:** In order to provide inter-parcel connectivity, a 24-foot wide, two-way access roadway will be constructed through the property and connect to the commercially zoned property adjacent to the east. The alignment and configuration of this roadway will be approved by the Planning Commission at the time of Plan of Development. The use of this access roadway by the adjacent property will be subject to the adjacent property owner granting similar access rights across that property, and connecting to Drybridge Road.

The Planning Department 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.

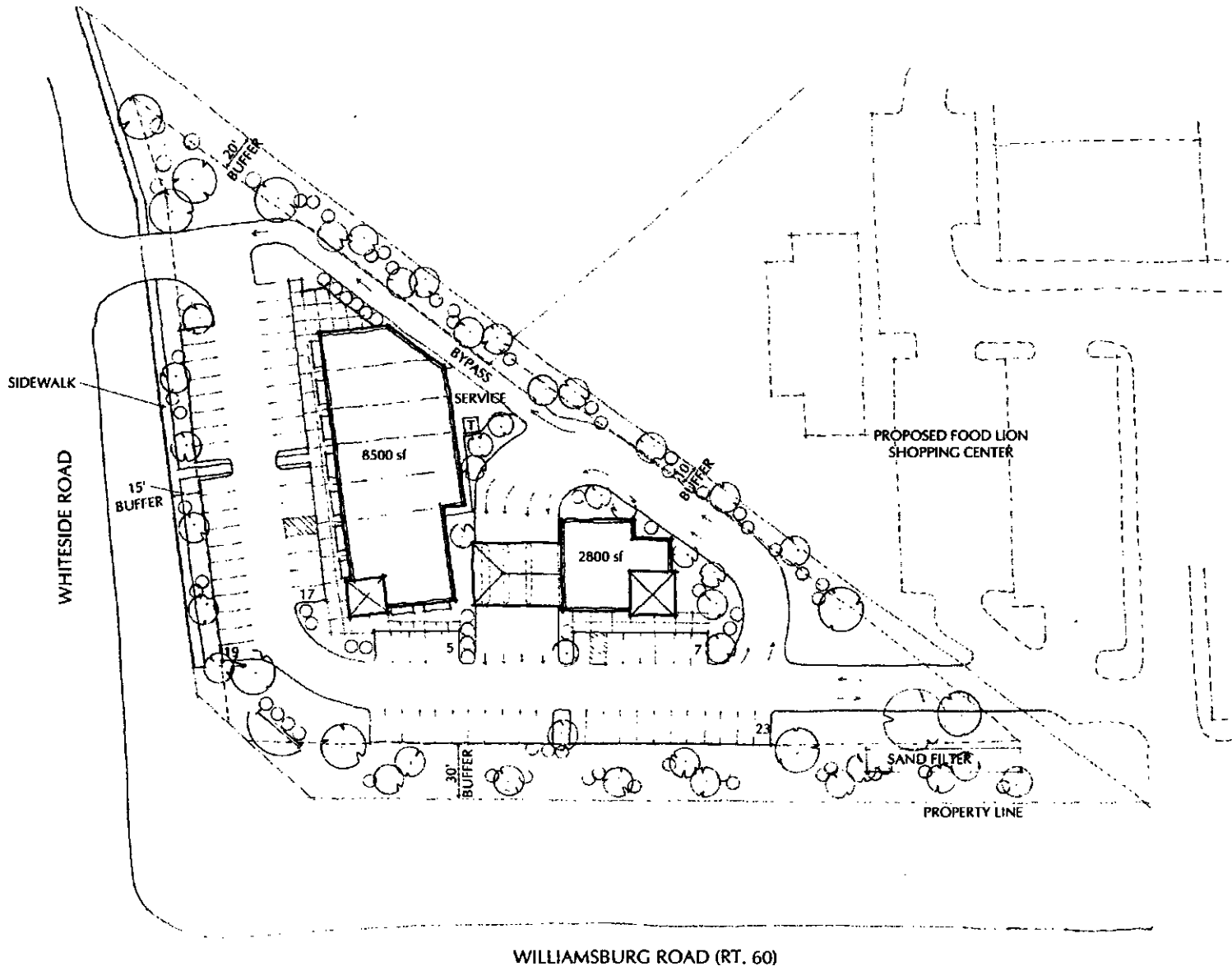
Sincerely,



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

Mr. Garry Gallagher
March 15, 2005
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pc: Mr. Paul Stanovick
Director, Real Estate Assessment
Conditional Zoning Index



PROJECT STATISTICS

AREAS:
 ACREAGE 2.307 ACRES
 RETAIL 8500 SF
 BANK 2800 SF
 TOTAL 11,300 SF

PARKING:
 RETAIL: 8500SF X 5 SPACES/1000 SF = 43 SPACES
 BANK: 2800SF X 5 SPACES/1000 SF = 14 SPACES
 TOTAL SPACES REQUIRED = 57 SPACES
 TOTAL SPACES PROVIDED = 71 SPACES

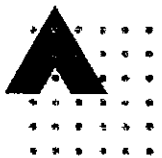
WILLIAMSBURG ROAD (RT. 60)

SCHEMATIC DESIGN SITE PLAN

1" = 60'

C-47C-04

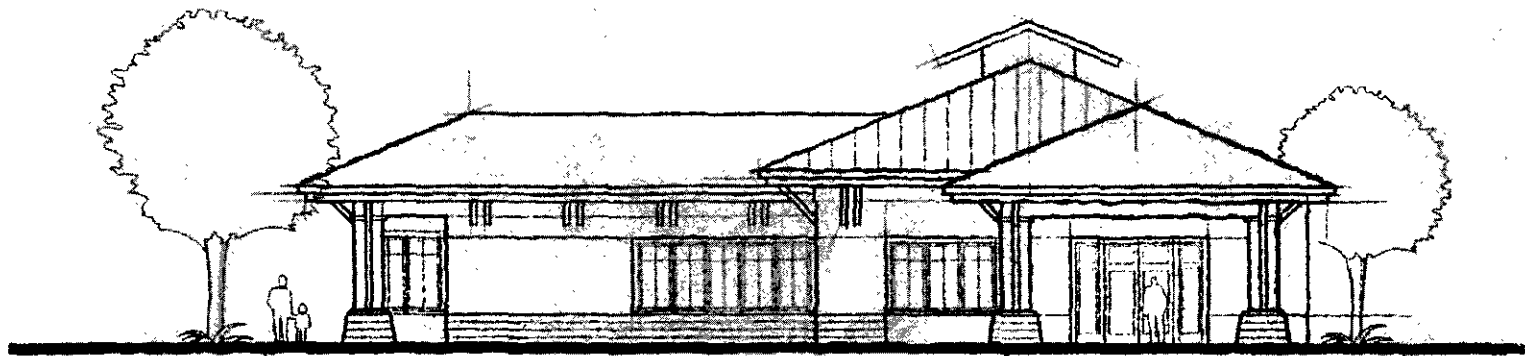
5501 WHITESIDE ROAD



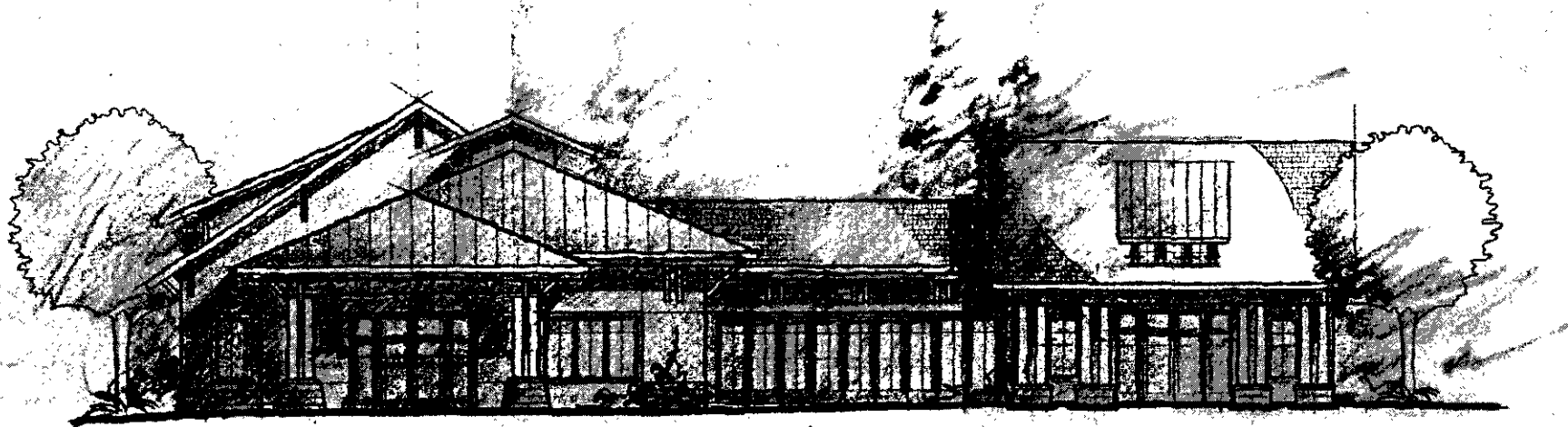
ARCHITECTS DAYTON & THOMPSON P.C.
 01/07/05 ADTA # 04035 **ASSOCIATES**

DEVELOPMENT STRATEGIES

HENRICO COUNTY



Elevation Study A - Office



Elevation Study B - Retail Shops

C-47C-04