C-1C-06
Zoning
Retail Sales
Fairfield District
November 2005
Ref: 780-749-9410

B-1 to B-2C
3.5 Ac.
Peter L. Francisco  
7517 N. Pinehill Dr.  
Richmond, VA 23228

Re: Conditional Rezoning Case C-1C-06

Dear Sir:

The Board of Supervisors at its meeting on February 14, 2006, granted your request to conditionally rezone property from B-1, Business District to B-2C, Business District (Conditional), Parcels 780-749-9410 and 780-749-9828, described as follows:

That certain lot of land located in Brookland Magisterial District, Henrico County, Virginia, consisting of five parcels designated as Parcels 1, 2, 2-B, 3 and 3-B, as shown on a certain plat entitled "Plat of Parcels 1, 2, 2B, 3 & 3B, Situated on the West Line of Lakeside Avenue and being known as No. 6920, in Brookland Dist., Henrico County, Virginia," made by George M. Stephens, Jr., Certified Land Surveyor, Ltd. dated April 20, 1982 and revised April 27, 1982.

Beginning at a point marked by a nail embedded in concrete on the western property line of Lakeside Avenue at the intersection of the northern property line of Colonial Stores, Inc.; thence along such northern property line of Colonial Stores, Inc., N 87°59'15" W, 160.40' to a rod; thence N 4°26'00" W 150.00' to a rod; thence S 87°56'20" E 159.30' to a rod in the western property line of Lakeside Avenue; thence along the western property line of Lakeside Avenue S 4°50'00" E 146.27' to an old rod and S 5°58'40" E, 3.73' to the point and place of beginning.

The Board of Supervisors accepted the following proffered conditions, dated January 12, 2006, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The following uses shall be prohibited:
   a. Automotive filling and service stations;
   b. Gun shop, sales and repair;
   c. Hotels, motels, and motor lodges;
   d. Radio and television stations and studios or recording studios;
e. Indoor recreation facilities; however, theaters shall be permitted;
f. Permanent onsite recycling facility;
g. Flea markets; however, outdoor/indoor farmers' markets shall be permitted;
h. Establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.1-432 et seq. and 6.1-444 et seq. of the Code of Virginia (1950), in effect as of the date of the approvals of these proffers (the foregoing shall not preclude banks, savings and loans or similar financial institutions that are not regulated by the foregoing Virginia Code sections);
i. Child care centers, baby sitting services and adult day care centers; and,
j. Private club, lodge, meeting hall and fraternal organization.

2. Façade improvements and signage shall be substantially as shown on the drawing entitled, "6112 Lakeside Avenue, Richmond, Virginia" and dated March 30, 2005 (see case file).

3. Upon completion of streetscape improvements to the adjacent portion of Lakeside Avenue by the Department of Public Works, the applicant shall construct brick planters substantially as shown on the drawing entitled, "6112 Lakeside Avenue, Richmond, Virginia" and dated March 30, 2005 (see case file), and shall plant shrubs within these planters at no wider than eighteen (18) inches on center.

4. 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.

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,

[Signature]

Virgil R. Hazelett, P.E.
County Manager

pc: Lakeside Town Central LLC
Director, Real Estate Assessment
Conditional Zoning Index