

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

**C-2C-06**  
**Zoning**  
 Dry Cleaning Business  
 Fairfield District  
 400 Feet  
 PS November 2005 Ref: 802-735-5020



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

May 16, 2006

Hay Lam  
6401 Blossum View Lane  
Richmond, VA 23231

Re: Conditional Rezoning Case C-2C-06

Dear Mr. Lam:

The Board of Supervisors at its meeting on May 9, 2006, granted your request to conditionally rezone from B-2 Business District to B-3C Business District (Conditional), Parcel 802-735-5020, described as follows:

All that certain tract, piece or parcel of land, with the improvements thereon, No. 3710 Mechanicsville Turnpike, lying and being in Henrico County, Virginia, and more particularly described as follows:

Beginning at a point on the west line of Mechanicsville Turnpike, distant thereon 453.91' south of its intersection with the southern line Laburnum Avenue; thence from said point of beginning extending S 34°09'00" W, 164.03' along the west line of Mechanicsville Turnpike to a point; thence extending N 55°56'40" W, 175' to a rod; thence extending N 34°09'00" E, 164.03' to a point; thence extending S 55°56'40" E, 175' to the point of beginning. All as shown on a Plat of Survey prepared by Geo W. Stephens, Jr., C.L.S., dated April 1, 1961, a copy of which is attached to and recorded with the certain deed recorded in the Clerk's Office, Circuit Court, Henrico County, Virginia in Deed Book 1834, page 1636, reference to which is hereby made for a more particular description.

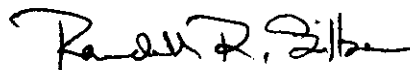
The Board of Supervisors accepted the following proffered conditions, dated April 21, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The following uses shall be prohibited on the subject property:
  - a. Business uses with drive-in features;
  - b. Automobile service stations;
  - c. Automobile, truck, trailer, motorcycle or bus sales;
  - d. Automobile truck, trailer, motorcycle or bus rentals or repairs;
  - e. Towing services;

- f. Automotive body and paint shops;
  - g. Car washes;
  - h. Hotels or motels;
  - i. Private clubs, lodges, meetings halls, and fraternal organizations;
  - j. Indoor flea markets;
  - k. Check cashing establishments and payday loan establishments;
  - l. Boat and boat trailer sales, service, and storage;
  - m. Rifle or pistol ranges within a fully enclosed, air-conditioned and soundproofed building;
  - n. Adult businesses as regulated in section 24-65(n) of the Zoning Ordinance;
  - o. Self-service storage facilities;
  - p. Gun shops;
  - q. Dancehalls;
  - r. Manufactured home sales, display, campers, etc.; and,
  - s. Fortunetellers, palmists.
2. There shall be no service to the public or outside activity on the subject property before 6:00 A.M. or after 12:00 midnight.
3. Signage shall be as regulated in the B-2 Business District.
4. Sources of exterior lighting shall be limited in height to 15 feet and lighting shall be cut back to security levels after operating hours.
5. A six foot high masonry wall shall be erected and maintained parallel to and along the western property line of the subject property so as to create a buffer or screen with adjacent R-4 zoned property.

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

pc: William N. Pollard, Esq.  
Director, Real Estate Assessment  
Conditional Zoning Index