



A-1

A-1

Varina Meadows

Varina Annex

A-1

A-1 to B-1C
1.896 Ac.

NEW MARKET RD

R-3

A-1

A-1

A-1

Varina Protestant Episcopal Church

Varina Place

STRATH RD

R-3

B-1

B-2

O-1C

R-3

B-1

MILL RD

RECREATION RD

GREGG RD

WESTNEY RD

VARNEY RD

A-1

A-1

C-52C-06

Zoning

Veterinary Clinic

Varina District

400

Feet



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



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

November 21, 2006

Ms. Susan Ware
4510 Charles City Road
Charles City, VA 23030

Re: Conditional Rezoning Case C-52C-06

Dear Ms. Ware:

The Board of Supervisors at its meeting on November 14, 2006, granted your request to conditionally rezone from A-1 Agricultural District to B-1C Business District (Conditional), Parcel 814-688-7044, described as follows:

BEGINNING at a point on the northern right-of-way line of New Market Road (State Route 5), which point is 0.18 +/- mile west of the western right-of-way line of Gregg Road, said point being the True Point of Beginning; thence along the northern right-of-way line of New Market Road (Route 5) N 58° 10' 53" W 150.00' to a rod set; thence leaving the northern right-of-way line of New Market Road (State Route 5) N 31° 49' 07" E 435.95' to a rod set; thence S 58° 10' 53" E 228.95' to a rod found; thence S 42° 05' 00" W 443.05' to a point on the northern right-of-way line of New Market Road (State Route 5), said point being the True Point of Beginning, containing 1.896 +/- acres.

The Board of Supervisors accepted the following proffered conditions, dated November 13, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Use Restrictions.** Principal uses permitted on the Property shall be limited to a hospital or clinic for small animals, dogs, cats, birds and the like to be conducted within the existing house. No outdoor runs or cages for animals shall be permitted on the Property.

2. **Architectural Treatment.** Any additional buildings constructed on the Property shall be residential in character, complementary in design and materials and include features such as pitched roofs. The front facade of the existing structure shall not be materially altered from its existing design and character.
3. **Vehicular Access.** There shall be a maximum of one vehicular access drive to or from the Property and New Market Road (Route 5), unless otherwise required by any governmental body having jurisdiction with respect thereto.
4. **Signage.** Any detached signs shall be ground mounted with a brick base, not exceeding six (6) feet in height, and utilize only colonial style colors. Cabinet style signs that are internally illuminated are prohibited. The colors and design of any sign on the property shall be subject to the approval of the Director of Planning.
5. **Lighting.** Exterior lighting, other than low intensity, ornamental style fixtures, such as gas style lamps, shall be produced from concealed sources (i.e. "shoebox" type fixtures). No lighting fixtures on the property shall exceed twenty (20) feet in height or have a glare exceeding one-half (1/2) foot candle at the boundaries of the property. The appearance of any lighting placed on the building shall be characteristic of the American colonial period (i.e. Gas Style Lamps).
6. **Trash Receptacles.** Trash receptacles, not including convenience cans, shall be screened from public view at ground level and trash pickup from the site shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday. There shall be no trash pickup on Sundays.
7. **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.
8. **Historic Features.** Earthworks located on the eastern boundary of the Property shall be preserved.
9. **Parking Lot Screening.** For the purpose of screening any parking area that consists of three (3) or more parking spaces, landscaping to consist of low-lying evergreen shrubs, to be at least four (4) feet in height, shall be provided along: (a) that portion of any parking area which faces New Market Road; or (b) that portion of any parking area which faces and is located within twenty-five (25) feet of any other boundary line of the Property.
10. **Parking.** Parking spaces shall not be located in the front of the existing structure, except that a maximum of two (2) spaces for handicapped individuals shall be permitted.

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11. **Front Setback.** Any new structure (exclusive of permitted signage and decorative fencing) constructed on the Property shall be setback from New Market Road (Route 5) a minimum one one-hundred (100) feet and shall not be located directly in front of the existing structure so as to interfere with the view thereof from New Market Road (Route 5), but rather be located to the side or rear.

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,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett".

Virgil R. Hazelett, P.E.
County Manager

pc: James W. Theobald, Esquire
Director, Real Estate Assessment
Conditional Zoning Index