

SUBJECT PROPERTY

C-61C-06
Zoning
 Amend Proffered Conditions
 (C-12C-82)
 Brookland District
 400 Feet
 PS September 2006 Ref: 766-753-7462



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

December 19, 2006

Dr. Steven G. Forte
ETROF Enterprises
15036 Fox Branch Lane
Midlothian, VA 23112

Re: Conditional Rezoning Case C-61C-06

Dear Dr. Forte,

The Board of Supervisors at its meeting on December 12, 2006, granted your request to amend proffered conditions accepted with Rezoning Case C-12C-82, on Parcel 766-753-7462, described as follows:

Beginning at a point on the S. line of Somoa Drive, 24.38' east of its intersection with the E. line of Hungary Spring Road; thence along the S. line of Somoa Drive; S. 55° 53' 40" E., 195.44' to a point; thence S. 31° 36' 27" W., 222.44' to a point; thence N. 55° 53' 40" W., 90.32' to a point; thence N. 45° 51' E., 100' to a point; thence N. 55° 53' 40" W., 186.00' to a point on the E. line of Hungary Spring Road; thence along said E. line N. 46° 06' 55" E., 104.22' to a point; thence along a curve to the right with a radius of 30', 40.94' to the point of beginning, containing 0.85 acres.

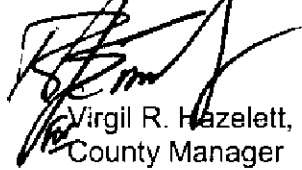
The Board of Supervisors accepted the amendment to the proffered conditions, dated November 7, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Access:** Traffic access shall be only from Somoa Drive, and only one point of access shall be permitted.
2. **Fences:** Any fencing located on the Property shall be decorative white vinyl.
3. **Conceptual Plan:** The Property shall be developed substantially in accordance with the Conceptual Plan, prepared by Koontz-Bryant, P.C., dated October 23, 2006, and marked as Exhibit A (see case file), unless otherwise requested and specifically approved at the time of Plan of Development review.

4. **Exterior Appearance:** Any new building constructed on the Property shall be generally in conformance with the exterior elevations marked as Exhibit B (see case file) and dated June 18, 2006, except as to the location of any entrances and corresponding architectural entrance features, and as otherwise requested and specifically approved at the time of Plan of Development review. The exterior walls shall be brick, stone, split face block or other similar decorative masonry type material, exclusive of windows, doors, and architectural treatments. Any building constructed on the property shall not exceed eighteen (18) feet in height.
5. **Lighting:** Parking lot lighting shall be from concealed sources, and fixtures shall not exceed twenty (20) feet in height. Lighting shall be reduced to security levels at the close of business each day.
6. **Hours of Trash Pick-up, Parking Lot Cleaning:** Trash pick-up from the Property and parking lot cleaning shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and between 9:00 a.m. and 7:00 p.m. on Saturday. There shall be no trash pick-up or parking lot cleaning on Sundays.
7. **Hours of Construction:** The hours of exterior construction, including operation of bulldozers and other earthmoving equipment shall only be between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections.
8. **Signage:** Any detached signage shall be ground-mounted and shall not exceed six (6) feet in height. If internally illuminated, any detached signage shall be turned off between the hours of 9:00 p.m. and 7:00 a.m. each day, and shall not exceed twelve (12) square feet in area.
9. **Trash Receptacles:** Any central trash receptacle shall be screened from view at ground level from the public rights-of-way and adjacent properties with an enclosure constructed with materials to match to the exterior of the building. The enclosure shall have an opaque gate which shall remain closed when not being accessed.
10. **Mechanical Equipment:** Mechanical equipment shall be screened from view at ground level from the public rights-of-way and adjacent properties in a manner determined at the time of Plan of Development review.
11. **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.

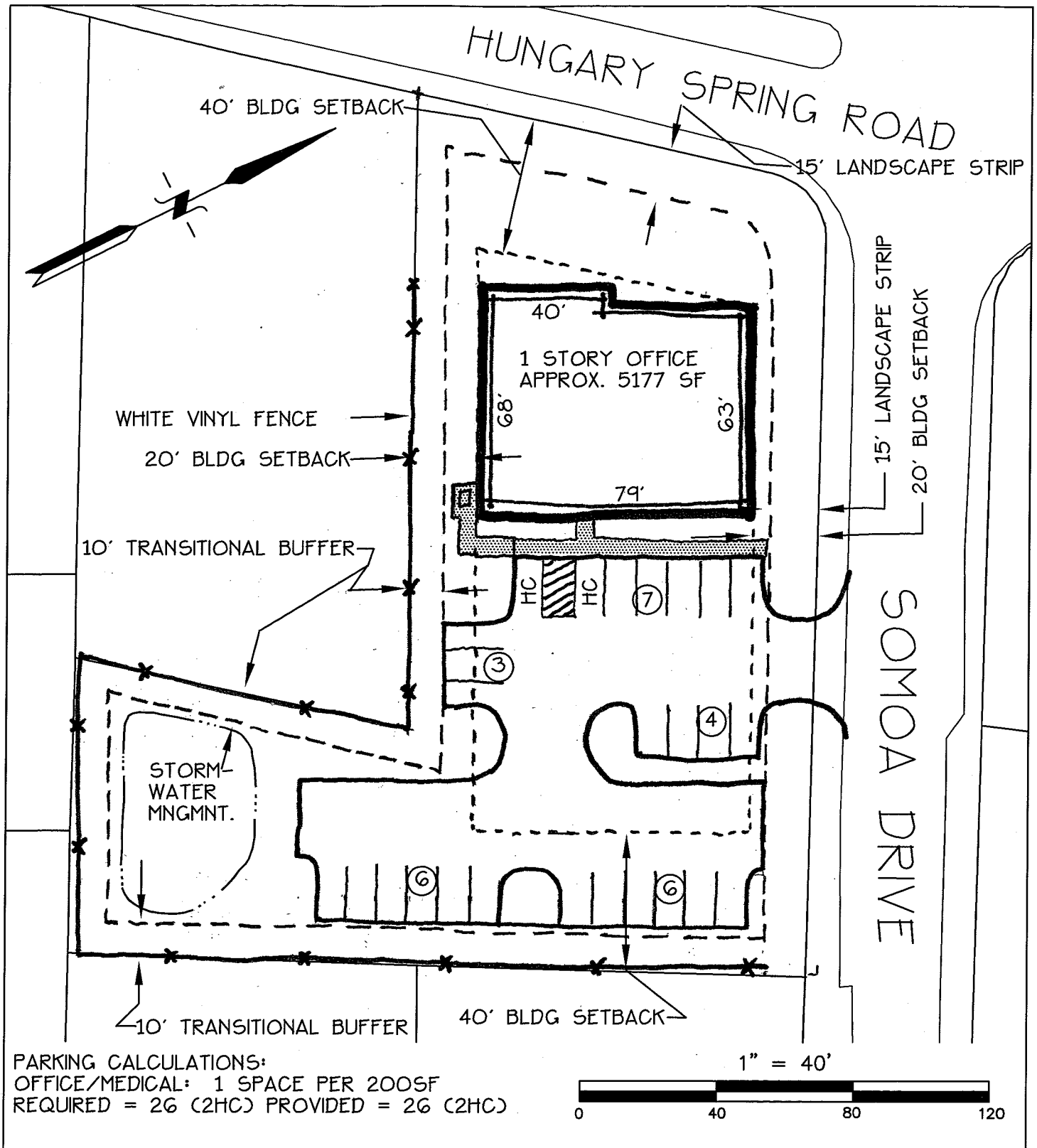
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

A handwritten signature in black ink, appearing to read "V. Hazelett", written over a printed name and title.

Virgil R. Hazelett, P.E.
County Manager

pc: Nuts & Boltz Enterprises
Mr. William Sowers
Director, Real Estate Assessment
Conditional Zoning Index



3107 HUNGARY SPRING ROAD

CONCEPTUAL PLAN

EXHIBIT A

C-61C-06

SEPTEMBER 8, 2006
Revised: 10/23/06

JN 6187.001

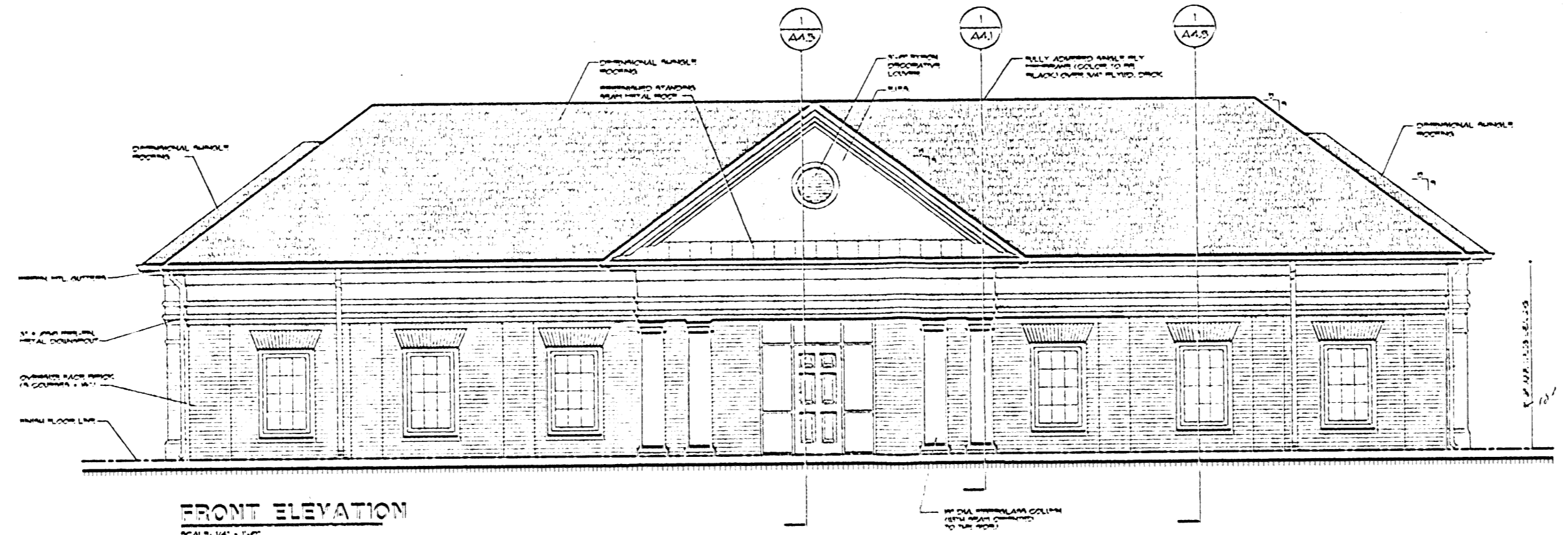
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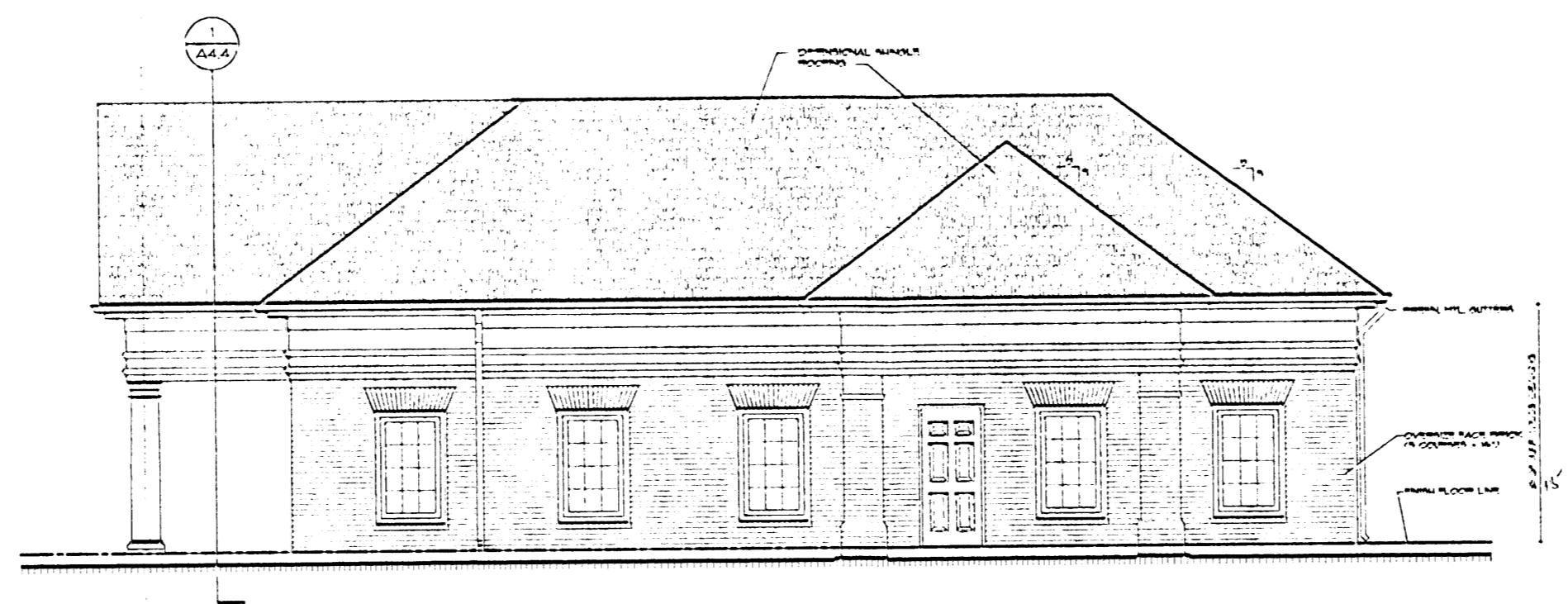


7229 FOREST AVENUE
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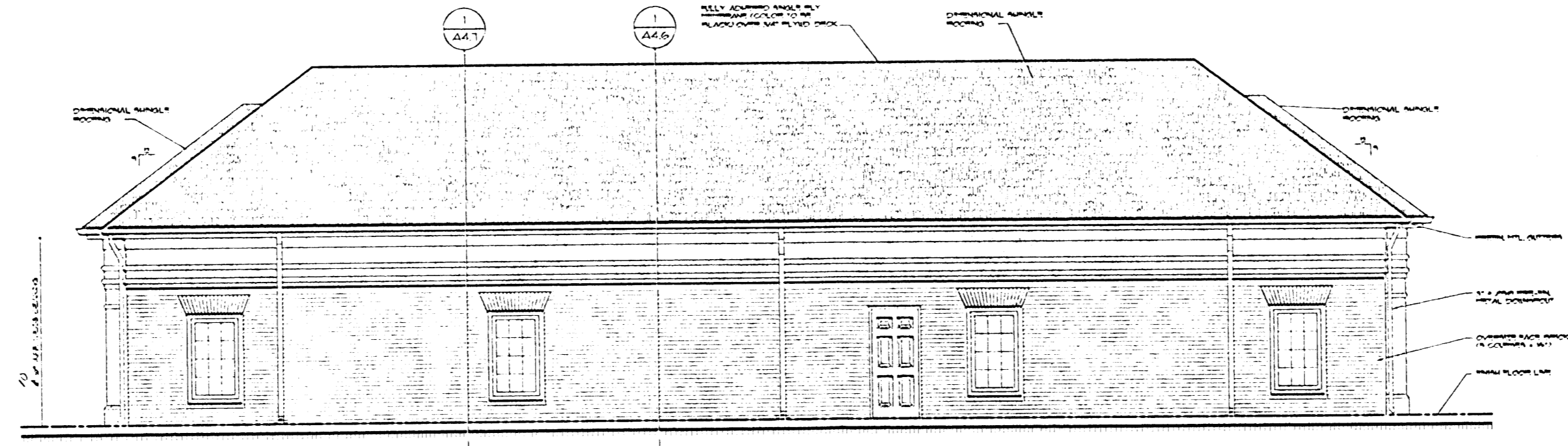
Revisions



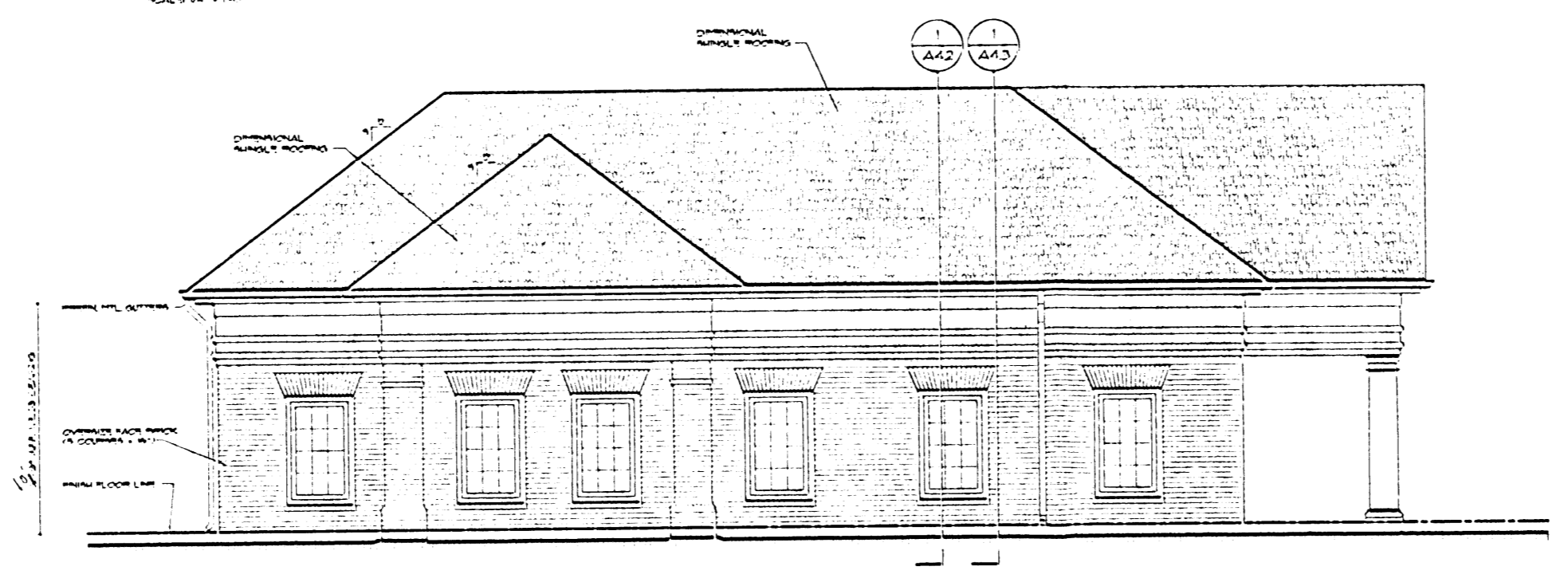
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS
W. FELTON, DDS, OFFICE BUILDING
IRONBRIDGE ROAD
CHESTERFIELD, VIRGINIA

33 0000
Date 06-18-06
Sheet No.

A3.1

04 of 16

EXHIBIT B

C-61C-06