



R-3 & B-3  
to B-2C  
1.86 Ac.

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

**C-67C-06**  
**Zoning**  
 Strip Shopping Center  
 Varina District  
 400 Feet  
 PS October 2006 Ref: 818-726-8240



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

March 20, 2007

Mr. Ahmad Jafari  
108 Huntington Hill Lane  
Fredericksburg, VA 22401

Re: Conditional Rezoning Case C-67C-06

Dear Mr. Jafari:

The Board of Supervisors at its meeting on March 13, 2007, granted your request to conditionally rezone from R-3 One-Family Residence District and B-3 Business District to B-2C Business District (Conditional), Parcel 818-726-8240, described as follows:

Beginning at a point lying on the northerly line of 9 Mile Road, said point being approximately 130.8 feet east of easterly line of Barker Avenue as it intersects the northerly line of 9 Mile Road; thence departing 9 Mile Road and running North 17°51'30" East 345.38 feet to a point; thence South 72°08'30" East 250.00 feet to a point; thence South 17°51'30" West 200.00 feet to a point; thence North 72°08'30" West 39.75 feet to a point; thence South 17°51'30" West 151.27 feet to a point lying on the northerly line of Nine Mile Road; thence along Nine Mile Road the following courses and distances North 69°37'00" West 99.64 feet to a point of curvature; thence along the arc of a curve to the left 110.43 feet, said curve having a radius of 1,799.00 feet and a chord bearing and chord as follows North 71°22'17" West 110.42 feet to the point of beginning, said described land having an area of 1.8599 acres.

The Board of Supervisors accepted the following proffered conditions, dated March 6, 2007, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The only uses permitted shall be those permitted as principal uses in the B-1 Business District, except that restaurants shall be permitted as regulated and defined in the B-2 Business District.
2. In addition, the following uses will not be permitted:
  - a. flea market and antique auctions, indoors
  - b. automobile service station

- c. adult business
  - d. garage, parking or storage
  - e. gun shop, sales or repair
  - f. hotel, motel and motor lodges
  - g. nurseries
  - h. radio and television stations
  - i. recycling facility
  - j. cash advance or check cashing operations
  - k. laundromat, (dry cleaners will be permitted)
3. All dumpsters shall be enclosed with an enclosure matching the building materials used in the building construction, and shall not be visible from the street. In order to minimize the impact to adjacent residential properties, the dumpster shall be located as shown on the attached concept plan (see case file).
  4. All lighting shall be directed away from adjacent residential uses. The maximum height of light poles shall be 18 feet. Lighting levels shall be limited to 1/2 foot-candle at the property line adjacent to the existing residential properties.
  5. All developments shall be consistent with the attached concept plan (see case file).
  6. The proposed building shall have no exposed block, but shall be constructed of glass, stucco, and brick, in earth tones, similar to the attached photo (see case file).
  7. In addition to a twenty-five (25) foot wide buffer, an opaque vinyl fence, seven feet in height, shall be constructed along the boundary with residential properties. The fence shall be extended to the end of the building in order to prevent any pedestrian traffic from entering the residential properties from the site. The exact location of the fence within the buffer shall be determined at the time of final site plans.
  8. An easement for future inter-parcel access shall be provided as depicted on the attached concept plan (see case file).
  9. No outdoor speaker systems shall be permitted.
  10. During the construction phase of the site, the hours of construction shall be limited to 7:00 a.m. to 8:00 p.m.
  11. Trash pick-up and the emptying of the dumpster shall be limited to the hours of 7:00 a.m. to 7:00 p.m.

12. There shall be one monument sign permitted on the site. Lighting for the sign shall be with spot lights located at the base of the sign; no internally lit or pedestal signs shall be permitted. The monument sign shall be constructed of the same materials as the building and shall be architecturally consistent with the building in color, style and materials. The maximum height of the sign shall be 8 feet. The size of the sign shall be in accordance with the Henrico County sign ordinance.
13. The parking area located in the front of the building shall contain at least one interior landscaping island as depicted on the attached concept plan (see case file).
14. Any graffiti that occurs on the B-2 side of the vinyl fence or building shall be reported to the police department and removed within 3 weeks of such report.
15. The parking lot shall be kept litter free and shall be swept weekly. Mechanical street sweeping shall be limited to the hours of 7:00 a.m. to 7:00 p.m.
16. The existing billboard shall be removed prior to the issuance of any occupancy permit for the development.

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: Liz Thurber, P.E.  
Director, Real Estate Assessment  
Conditional Zoning Index