

**REZ2018-0002**

**Zoning**

Retail / Office

Fairfield District

400





COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

John A. Vithoukas  
County Manager

February 20, 2018

Mr. Peter L. Francisco  
7517 N. Pinehill Dr.  
Henrico, VA 23228

Re: Rezoning Case REZ2018-00002

Dear Mr. Francisco:

The Board of Supervisors at its meeting on February 13, 2018, approved your request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional) Parcels 781-749-1568, 781-749-1765, and 781-749-3471 containing .87 acres located on the east line of Lakeside Avenue (State Route 161) approximately 60' south of Hilliard Road, described as follows:

Survey of 6943 Lakeside Avenue (781-749-1765), 6945 Lakeside Avenue (781-749-1568), and 1917 Hilliard Road (781-749-3471).

A portion of Lots 2 and 3 of Lakeside Place and Lots 1, 2, 3, 4, 5, 6 and Portion of Lots 7 and 8, Block A, Hermitage Court.

The Board of Supervisors accepted the following proffered conditions, dated December 11, 2017, 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:
  - a. Automotive filling and service stations;
  - b. Gun shops, sales and repair;
  - c. Hotels, motels, and motor lodges;
  - d. Radio and television stations and studios or recording studios;
  - e. Indoor recreation facilities;
  - f. Permanent onsite recycling facilities;
  - g. Child care centers, babysitting services and adult day care centers;
  - h. Private club, lodge, meeting hall and fraternal organization;
  - i. Bars, for which purposes of this restriction shall mean a business establishment whose primary business is the sale of alcoholic beverages for on-premises consumption. This restriction shall not prohibit the sale of alcoholic beverages in restaurants as licensed by the Virginia Department of Alcoholic Beverage Control;

Mr. Peter L. Francisco

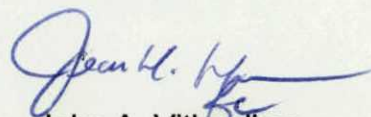
February 20, 2018

Page 2

- j. Banks, savings and loans, and establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.2-2100 et seq. and 6.2-1800 et seq. of the Code of Virginia;
  - k. Billiards, bagatelle, video games or bingo parlors;
  - l. Bowling alleys, indoors;
  - m. Colleges and universities;
  - n. Farming, dairy farming, livestock, rabbit and poultry raising; agriculture;
  - o. Funeral home, mortuary, and/or undertaking establishments;
  - p. Garden center;
  - q. General hospitals, sanitoriums and charitable institutions for human care;
  - r. Model racing tracks, indoor;
  - s. Nurseries for growing plants, trees and shrubs, including sale, display and storage;
  - t. Retail and service facilities in an office building containing at least 50,000 square feet;
  - u. Skating rinks (ice skating and roller skating), indoor; and
  - v. Temporary outdoor stand and/or sales area for retail sale of Christmas trees.
2. 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.

Sincerely,



John A. Vithoulikas  
County Manager

pc: Hub Shopping Center LLC  
Director, Real Estate Assessment