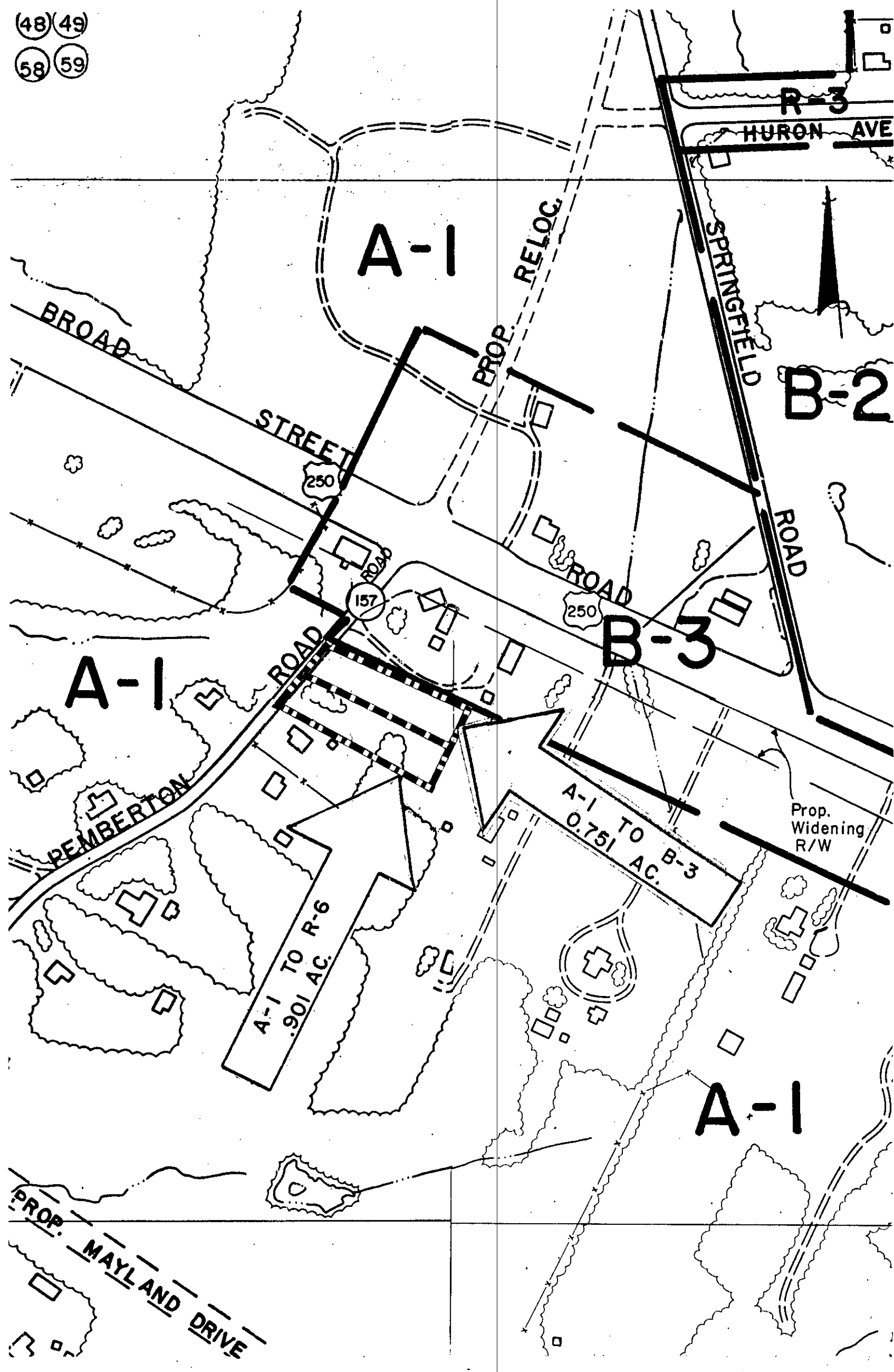
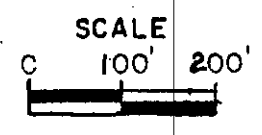


(48) (49)
(58) (59)



G-16-80



86-AI-28
THREE CHOPT DISTRICT
J.A.S.



FRANK A. FAISON
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

August 18, 1980

Re: Conditional Zoning Case C-16C-80

Mr. Forrest G. Urban
9117 Three Chopt Rd.
Richmond, Va. 23229

Dear Mr. Urban:

At its August 13, meeting the Board of Supervisors, acting on your amended request and as recommended by the Planning Commission, accepted your proffered conditions and conditionally rezoned your property described below from A-1 Agricultural to B-3 General Business and R-6 General Residence District.

A-1 to Conditional B-3

Part of Parcel 86-A1-28, being Part of Lots 4, 5, and 6, Broad Acres Subdivision:

Beginning at a point on the E. line of Pemberton Road (U.S. 157) 205.39' south of Broad Street Road; thence S. $57^{\circ} 37' 00''$ E., 327.40' to a point; thence S. $32^{\circ} 28' 20''$ W., +- 97.37' to a point; thence N. $57^{\circ} 37' 00''$ E. +- 350' to a point on the east line of Pemberton Road (Va. 157); thence 100.0' northeastward along said E. line of Pemberton Road to the point of beginning, containing +- .75 acre.

A-1 to Conditional R-6

Part of Parcel 86-A1-28, being Part of Lots 4, 6, and 7, Broad Acres Subdivision:

Beginning at a point on the E. line of Pemberton Road 305.39' south of Broad Street Road; thence S. $57^{\circ} 37' 00''$ E., +- 350' to a point on the east line of Lot 4; thence S. $32^{\circ} 28' 20''$ W., +- 102.63' to a point; thence N. $57^{\circ} 37' 00''$ E., 373.8' to a point on the E. line of Pemberton Road (VA. 157); thence northeastward 105.39' along said E. line of Pemberton Road to the point of beginning, containing +- .86 acre.

The above described property is subject to regulation by the following proffered conditions in addition to all other regulations of Zoning Ordinance No. 179:

1. A 7' high vertical board fence will be erected along the east property line beginning at the rear of the existing restaurant and extending southward to the southeast corner of the R-6 zoned property.
2. A 25' wide buffer zone will be provided parallel to and on the west side of the board fence (required by proffer 1 above).

Forrest G. Urban
Page 2
August 18, 1980

3. Planting will be placed in the 25' wide buffer zone (required by proffer 2) as required by the Planning Commission at the time a Plan of Development is approved.

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

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index File