



C-19C-80



104-BI-3
J.A.S.

May 20, 1980

Re: Conditional Zoning Case C-19C-80

Mr. Henry Faison
North Park Associates
1824 Wachovia Center
Charlotte, North Carolina 28285

Dear Mr. Faison:

At its May 14, 1980 meeting, the Board of Supervisors accepted the owner's amended and restated proffered conditions and rezoned the subject property as requested and recommended by the Planning Commission.

Set forth below are descriptions of the rezoned property:

Part of Parcel 104-B1-3 being the eastern half of Block B, Blocks E, and H. part of Block K, (excepting lots 1, 2, 3, and 4, Block P of Vaughan Heights Subdivision rezoned:

From R-4 One Family Residence to B-3 General Business District:

Beginning at a point in the center of Mebane Street 148' +- east of the E. line of U.S. Route No. 1; thence S. $89^{\circ} 00' 30''$ E., 1121' +- along the center of Mebane Street to a point; thence S. $0^{\circ} 59' 30''$ W., 300' +- to a point; thence N. $89^{\circ} 00' 30''$ W., 1121' +- to a point; thence N. $0^{\circ} 59' 30''$ E., 300' +- to the point of beginning, containing 7.7 +- acres.

From R-4 One Family Residence to R-6 General Residence District:

Beginning at a point in the center of Beecham Drive 148' +- east of the E. line of U.S. Route 1; thence N. $0^{\circ} 59' 30''$ E., 250' +- to a point; thence S. $89^{\circ} 00' 30''$ E., 1121' +- to a point; thence N. $0^{\circ} 59' 30''$ E., 300' +- to a point in the center of Mebane Street; thence S. $89^{\circ} 00' 30''$ E., 75' +- along the center of Mebane Street to a point at the centerline of intersection of Mebane Street and Noble Avenue; thence S. $0^{\circ} 59' 30''$ W., 550' +- along the center of Noble Avenue to a point in the center of Beecham Drive; thence N. $89^{\circ} 00' 30''$ W., 168' +- along the center of Beecham Drive to a point; thence N. $0^{\circ} 59' 30''$ E., 125' +- along the center of a 16' alley to a point; thence N. $89^{\circ} 00' 30''$ W., 143' +- to a point; thence S. $0^{\circ} 59' 30''$ W., 125' +- to a point in the center of Beecham Drive; thence N. $89^{\circ} 00' 30''$ W., 885' +- along the center of Beecham Drive to the point of beginning, containing 7.0 +- acres.

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From R-2 One Family Residence to R-6^C General Residence District:

Beginning at a point at the centerline intersection of Mebane Street and Noble Avenue; thence N. $0^{\circ} 59' 30''$ E., 251' +- to a point; thence southeastwardly along a creek as it meanders 135' +- to a point; thence S. $0^{\circ} 47' 50''$ W., 187.6' +- to a point in the center of Mebane Street; thence N. $89^{\circ} 00' 30''$ W., 119' +- along the center of Mebane Street to the point of beginning, containing 0.6 +- acres.

The above described property is regulated by the following proffered conditions in addition to all other regulations of Zoning Ordinance No. 179. In the event of conflicts, proffered conditions shall take precedence:

1. No portion of the Property shall be used for multi-family residential apartment units.
2. No building will be constructed within 200 feet of Beecham Drive.
3. The Owner shall not request any curb cuts for vehicular access along the entire southern boundary of the Property, or seek any vehicular access to or from Wilkinson Road to or from the southern boundary of the Property.
4. Where necessary, berms will be utilized to supplement or complement natural buffering for the purpose of aesthetically enhancing the landscaping of buildings on, and the perimeters of the Property in accordance with the Landscaping Plan submitted to and approved by the Planning Commission in accordance with applicable requirements of law. Said berms, buffering, landscaping and fencing shall be at least that shown on the attached plans entitled Faison Associates dated March 31, 1980. *SEE CASE FILE*
5. Lighting in parking areas shall be of low intensity, and shall be positioned in such a manner as to minimize the impact of such lighting on adjacent residential areas and be of such type as approved by the Planning Commission.
6. The development, use and operation of the Property shall be subject to such limitations as to signage, perimeter buffering and exterior architectural treatment as shall be incorporated in the Plan of Development Application and as approved by the Planning Commission of Henrico County.

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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 proffered conditions in the Condition Zoning Index.

Sincerely,

Frank A. Faison,
County Manager

RJD
RJD:jt

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. Jay M. Weinberg
Mr. and Mrs. R. B. Ball
Ms. Frances K. Leary
Mrs. Phyllis Inez C. Childress