

R-3

B-1

B-1 & B-2 TO B-2
7.241 AC.

B-2

B-1

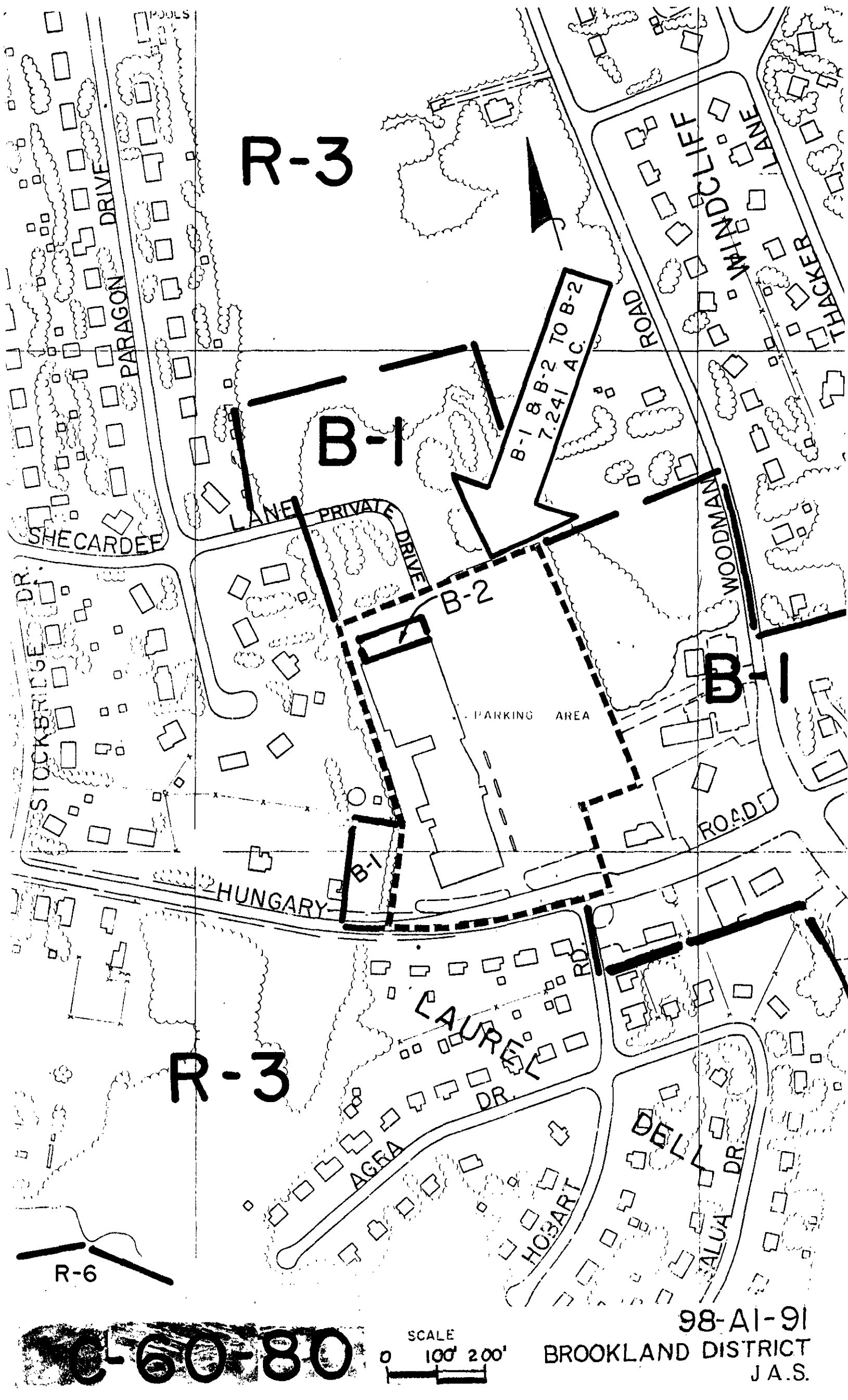
R-3

R-6

C-60-80



98-AI-91
BROOKLAND DISTRICT
J.A.S.





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

October 23, 1980

Re: Conditional Zoning Case C-60C-80

Laurel Park Investors
c/o Mr. David M. White
300 W. Main St.
Richmond, Va. 23220

Gentlemen:

At its October 22, meeting, the Board of Supervisors, acting on your request, and in accordance with the Planning Commission's recommendation, accepted your proffered conditions and conditionally rezoned the subject property from B-1 Neighborhood Business and B-2 Community Business to B-2 Community Business District.

The conditionally rezoned property is described as follows:

Beginning at a point on the N. line of Hungary Road, said point being 338.5' west of the W. line of Woodman Road; thence westerly along Woodman Road, 478.13' to a rod; thence N. 15° 04' 00" E., 199.02' to a rod; thence N. 13° 11' 10" W., 207.72' to a rod; thence N. 12° 51' 50" W., 189.47' to a stone; thence on a curve to the right a distance of 10.5' on a radius of 1805.79' to a point; thence N. 73° 39' 40" E., 469.56' to a point; thence S. 16° 15' 20" E., 539.99' to a point; thence S. 79° 7' 5" W., 135' to a point; thence S. 16° 17' 35" E., 160.08' to the point of beginning, containing 7.241 acres.

In addition to all applicable regulations of Zoning Ordinance No. 179, the following proffered conditions apply to and regulate the rezoned property:

1. No business shall begin service to the public or any outside activity before 6:00 a.m. nor extend any outside activity or hours of service after 12:00 p.m. midnight.
2. No uses shall be permitted, except pursuant to approval of a Plan of Development, which require any outside storage of supplies, materials, stock in trade, or refuse/salvage materials.
3. No overnight parking of commercial vehicles of any type shall be permitted.
4. All indoor recreation and other uses utilizing music and/or amplified sound shall be regulated and operated only within completely enclosed and air conditioned and sound proof buildings in accordance with Subsections 9.14 and 9.15 of Zoning Ordinance No. 179 in order to protect the welfare, peace, and solitude of the adjacent residential neighborhood.
5. That no business will sell any drugs or drug paraphernalia, other than a drug store by licensed pharmacist, as directed by a licensed physician.

Laurel Park Investors
Page 2
October 23, 1980

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