

BEST PRODUCTS

B-2

R-2A

R-6

R-2A

R-2A

QUIOCASIN

C-69-80

FRUIT TO AC B-2C

DRIVER GATEWAY ARTS

CEMETERY

PARHAM PLAZA

R-6 B-2

B-2

B-3

REGENCY SQUARE SHOPPING CENTER

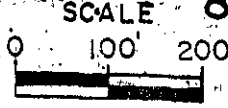
R-3

ATHLETIC FIELDS

STARLING

C-75C-80

COUNTY OF HENRICO PLANNING OFFICE  
 SCALE 84-A1-60.97.59.58 pt. of 57  
 TUCKAHOE DISTRICT  
 J.A.S.



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

December 19, 1980

Re: Conditional Rezoning Case C-75C-80

Toys "R" Us, Inc.  
395 West Passaic St.  
Rochelle Park, New Jersey 07662

Attention: Mr. Wilbur Edwards,  
Real Estate Representative

Gentlemen:

At its meeting on December 17, the Board of Supervisors accepted the amended and restated proffered conditions offered by you and conditionally rezoned from R-6 General Residence to B-2 Community Business District the below described property in accordance with your request and the Planning Commission's recommendation.

The rezoned property, Parcels 84-A1-58, 59,60, 97, and Part of 84-A1-57, is described as follows:

Beginning at a rod at the NE. intersection of Starling Drive and Quioccasin Road; thence northward along the eastern line of Starling Drive 175.67' to a point; thence S.  $69^{\circ} 08' 57''$  E., 178.54' to a point; thence N.  $23^{\circ} 34' 42''$  E., 160' to a rod; thence S.  $72^{\circ} 37' 15''$  E., 98.11' to a rod; thence S.  $22^{\circ} 40' 17''$  W., 23.97' to a rod; thence S.  $70^{\circ} 02' 43''$  E., 293.92' to a rod; thence S.  $21^{\circ} 36' 17''$  W., 90.61' to a rod; thence S.  $21^{\circ} 31' 32''$  W., 367.63' to a rod on the N. line of Quioccasin Road; thence westward along said N. line 581.52' to a rod; thence northeastward along an arc to the right with a radius of 20', 30.08' to the point of beginning, containing 4.71 acres.

The following amended and restated proffered conditions were accepted by the Board of Supervisors and further regulate the property in addition to all applicable regulations of Zoning Ordinance No. 179:

1. No adult bookstores, billiard parlor, automotive tire, parts and accessory shop, "fast food" or "carry-out" restaurant as hereinafter defined shall be permitted on the property. For purposes hereof, "fast food" or "carry-out" restaurant is hereby defined as an establishment whose principal business is the sale of foods and beverages to consumers in a ready-to-consume state and which foods and beverages are: (a) usually served in edible containers, or (b) in paper, plastic or other disposable containers or wrappers for immediate consumption either within the restaurant building or off the premises.

2. No service to the public will be permitted before 6:00 a.m. nor extend after 12:00 p.m. midnight.

3. All exterior walls of any principal structure constructed on the property will be

Toys "R" Us, Inc.  
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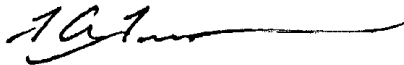
architecturally similar in treatment and the portions of the exterior walls customarily constructed of white split block for a standard Toys "R" Us Store (a rendering of which is filed with this case) shall be of brick construction and of such earth-tone color as may be approved by the Planning Commission pursuant to Plan of Development Approval.

4. The property will be properly buffered and screened from adjacent residential dwellings (except to the extent required to construct utility lines or driveways, if any), as same shall be required and approved by the Planning Commission, including, specifically, the installation of shrubbery along that portion of the northwestern boundary which is approximately 160 feet in length and that portion of the northern boundary which is approximately 178.54 feet in length adjacent to and in addition to a fence of approximately five (5) feet in height along said borders, or along such comparable northern border only if the aforesaid borders are replaced by the acquisition of additional property on the northwest of the subject property.

5. Lighting in any parking lot 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 shall be of such a type as approved by the Planning Commission.

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

Sincerely,



Frank A. Faison,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Mr. Jay Weinberg  
✓ Conditional Zoning Index