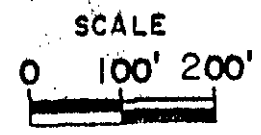


COUNTY OF HENRICO PLANNING OFFICE

C-81C-80



97-AI-23  
BROOKLAND DISTRICT  
J.A.S.



FRANK A. FAISON  
County Manager

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

January 20, 1981

Re: Conditional Rezoning Case C-81C-80

Mr. Somers M. Wilton  
2715 Willard Rd.  
Richmond, Va. 23229

Dear Mr. Wilton:

At its January 14, 1981 meeting, the Board of Supervisors accepted your proffered conditions on behalf of the property owner and conditionally rezoned from R-3 One Family Residence and M-1 Light Industrial to M-1 Light Industrial and C-1 Conservation District the below described property in accordance with your request and the Planning Commission's recommendation.

Rezoning Parcel A, R-3 One Family Residence to C-1 Conservation District - Part of Tax Parcel 97-A1-23, described as follows:

Beginning at a point on the S. line of Hermitage Road said point being 265' E. of the eastern property line of the RF&P Railroad from point of beginning S. 39° 59' E., 275' to a point; thence S. 43° 16' 30" E., 270' +- to a point; thence along a line in a southerly direction said line being 50' W. and parallel to a branch, 255' +- to a point; thence N. 71° 36' 24" E., 58' +- to a point marked by a maple tree; thence in a northerly direction up a branch 815' +- to the southern line of Hermitage Road; thence S. 78° 31' 05" W., along the S. line of Hermitage Road, 25' +- said parcel containing 0.8 +- acres.

Rezoning Parcel B, R-3 One Family Residence to M-1 Light Industrial District - Part of Tax Parcel 97-A1-23, described as follows:

Beginning at a point on the S. line of Hermitage Road 265' E. of the property line of the RF&P Railroad; thence from said point S. 39° 59' E., 275' to a point; thence S. 43° 16' 30" E., 270' +- to a point; thence in a northerly direction along a line that is 50' W. of and parallel to a branch 560' +- to a point in the S. line of Hermitage Road; thence along the S. line of Hermitage Road N. 78° 31' 05" E., 30' +- to the point of beginning said parcel containing 0.17 +- acres.

Rezoning Parcel C, M-1 Light Industrial to C-1 Conservation District - Part of Tax Parcel 97-A1-23, described as follows:

Beginning at a point said point being N. 78° 31' 05" E., 265' from the eastern property line of the RF&P Railroad along the southern line of Hermitage Road; thence S. 39° 59' E., 275'; thence S. 43° 16' 30" E., 270' +-; thence from said point of beginning S. 43° 16' 30" E., 244.92' to a point; thence N. 71° 36' 24" E., 18' +-; thence along a line in a northerly direction said line being 50' to the west of and parallel to a branch 255' +- to the point of beginning, containing 0.05 +- acres.

68

Mr. Somers M. Wilton

Page 2

January 20, 1981

The following proffered conditions were accepted by the Board of Supervisors and further regulate the property in addition to all applicable provisions of the County Zoning Ordinance.

1. The portion of the property to be rezoned C-1 will be left in its natural state unless changes are required by County.
2. Developer agrees to buffer property as required and approved by County.
3. Elevations of any and all buildings in Phase I of this property shall be of brick on the north and west sides.
4. A berm shall be constructed on the Hermitage Road portion of the property in front of proposed building #1.
5. Any future development beyond Phase I that comes \*within 25' of former zoning line shall have brick on east elevation. \*Former zoning line is limits of R-3 zoning 50' west of centerline of creek.

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 conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Mr. William S. Smithers, Jr.  
✓ Conditional Zoning Index