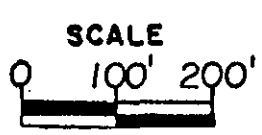


COUNTY OF HENRICO PLANNING OFFICE

C-10C-82



pt. of 2-A2-9
FAIRFIELD DISTRICT
J.A.S



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

May 17, 1982

Re: Conditional Rezoning Case C-10C-82

Mr. Alan J. Hallier
Merit Oil Corporation
44 W. Lancaster Avenue
Ardmore, PA. 19003

Dear Mr. Hallier:

At its May 12 meeting the Board of Supervisors accepted the amended proffered conditions and conditionally rezoned the subject property from B-2 Community Business to B-3 General Business District in accordance with your request and the Planning Commission's recommendation.

The rezoned property, Lots 1, 2, 3 and 4 and part of adjacent vacated Skelton Street, Block 1, Section 2, Pemberton Place Subdivision is further described as follows:

Beginning at the point of intersection of the N. line of Laburnum Avenue and the E. line of Mechanicsville Turnpike (U.S. Route 360), thence N. $28^{\circ} 32' 10''$ E., 41.84' along the E. line of Mechanicsville Turnpike, to the point and place of beginning; thence N. $28^{\circ} 32' 10''$ E., 148.76' to a point on the E. line of Mechanicsville Turnpike; thence along the arc of a curve to the northeast having a radius of 68,699.93', a distance of 49.41' to a point on the east line of Mechanicsville Turnpike; thence S. $61^{\circ} 27' 50''$ E., 121.11' to a point; thence S. $28^{\circ} 32' 10''$ W., 234.30' to a point on the N. line of Laburnum Avenue; thence N. $64^{\circ} 09' 50''$ W., 78.51' to a point on the N. line of Laburnum Avenue; thence N. $18^{\circ} 27' 00''$ W., 58.39' to the point of beginning, containing 0.64 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico County. They are as follows:

1. Use of the Property shall be limited to those uses permitted in a B-2 Community Business District, except that hours of operation shall be permitted and regulated as provided for in the B-3 District. Further, the aggregate amount of business signage on the Property shall not exceed Two Hundred Seventy-Five (275) square feet, and no freestanding sign shall exceed twenty-five (25) feet in height.
2. Landscaping and/or fencing will be provided and maintained around the boundaries of the Property, as required by the Planning Commission at the time of Plan of Development approval, to properly buffer and screen development on the Property.
3. Exterior lighting shall be positioned in such a manner as to minimize the impact of such lighting on adjacent properties and be of such type as required by the Planning Commission at the time of Plan of Development approval.

Mr. Alan J. Hallier
Merit Oil Corporation
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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 proffers in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

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