



HIGHLAND SPRINGS HIGH SCHOOL

FAIR OAKS APARTMENTS

R-3

B-3

R-4

R-5

R-6

B-2

B-2C

R-3

R-3

R-3

B-3

R-3

C-33C-82

COUNTY OF HENRICO PLANNING OFFICE

11-A1-2 pt. of 11-A2-49

VARINA DISTRICT



FIELD

ATHLETIC FIELD

FACTORY

HIGHL

PARKING AREA

SPRUCE AVE

NINE

DRIVE

B-2C

R-3 B-2 to B-2C

R-3, B-2 to B-2C

MILER

AIRPORT

DRIVE

BEAL

STREET

AIRPORT

33

33

ROAD

ROAD

RUINS

ic-1



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

FRANK A. FAISON  
County Manager

November 15, 1982

Re: Conditional Rezoning Case C-33C-82

Retail Development Corporation  
P. O. Box 15706  
Nashville, Tennessee 37215

Gentlemen:

At its November 10 meeting, the Board of Supervisors accepted your amended proffered conditions and conditionally rezoned your below described property from R-3 One Family Residence and B-2 Community Business to B-2 Community Business District in accordance with your request and the recommendation of the Planning Commission.

The conditionally rezoned property being Part of Parcel 11-A1-2 and Part of 11-A2-49, Part of Lots 1, 2, 3, and 4, Section 7, Highland Springs Subdivision is described as follows:

Beginning at a point on the N. line of Airport Drive, 280'+- west of the W. line of Nine Mile Road extended; thence along the N. line of Airport Drive S. 60° 00' 00" W., 587.29' to a point; thence N. 22° 00' 00" W., 232.30' to a point; thence N. 1° 54' 20" E., 236.45' to a point; thence N. 59° 40' 02" E., 430.00' to a point; thence S. 30° 00' 00" E., 433.26' to the point of beginning, containing 5.6 acres more or less.

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

- A. The subject property will be used for no other purpose than as a shopping center.
- B. No part of the subject property shall be used as a dancing establishment or dancehall (excluding a restaurant), adult book store, recreational arcade specializing in coin operated games, hotel, motel, motor lodge, motor hotel, liquor store, carpenter's shop, electrical shop, plumbing shop, heating shop, job printing, upholstery, furniture or appliance repair, bowling, skating, billiards and similar indoor recreational establishments, clubs, fraternities, lodges, or launderette.
- C. No coin or token operated electronic or video games shall be operated on the premises.
- D. Lighting in parking lots shall be screened and positioned in such a manner as to minimize the impact of such light on adjacent residential areas and shall be of such type as required or approved by the Henrico Planning Commission.

Retail Development Corporation  
Page 2  
November 15, 1982

- E. There shall be only one access from the site to Airport Drive.
- F. A twenty-(20) foot wide buffer area (the "Buffer Area") will be maintained along the northern line of the subject property from a point approximately 150 feet west of the western line of Nine Mile Road to the northwestern corner of the property for a distance of approximately 580 feet. The existing plantings will be maintained to the extent possible and supplemented to the extent necessary to provide a dense evergreen buffer. In addition to the Buffer Area, a chain link fence or other suitable barrier, at least six feet high shall be built and maintained along the northern line of the subject property corresponding to the location of the Buffer Area.
- G. There shall be no sale of alcoholic beverages on the property for on-premise consumption except in a bona fide full-service restaurant where meals with substantial entrees are habitually sold to persons and which have adequate facilities and sufficient employees for cooking, preparing and serving such meals for consumption at tables in dining rooms on the premises. Such restaurants shall include establishments specializing in full-course meals with a single substantial entree.

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  
Mr. Phillip deB. Rome  
Conditional Zoning Index