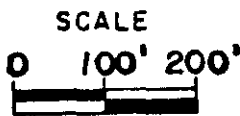


Auto. Sue. STA.

COUNTY OF HENRICO PLANNING OFFICE

PT. 86 - B2-9

C-20C-84



THREE CHOPT DISTRICT

J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

April 18, 1984

Re: Conditional Rezoning Case C-20C-84

Western Associates
2717 Willard Road
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors, at its meeting on April 11, accepted your proffered conditions and conditionally rezoned your property from B-2 Community Business to B-3 General Business District.

The property conditionally rezoned is described as follows:

Part of Parcel 86-B2-9:

Beginning at an iron pin located on the southerly right-of-way line of Broad Street Road where said line intersects with the easterly right-of-way line of Proposed Tuckernuck Drive; thence along the southerly right-of-way line of Broad Street Road S. $63^{\circ} 52' 07''$ E., 137.24' to an iron pin; thence S. $42^{\circ} 29' W.$, 366.29' to an iron pin; thence N. $63^{\circ} 25' 40'' W.$, 69.48' to an iron pin; thence 25.97' along the easterly right-of-way line of Proposed Tuckernuck Drive to an iron pin along a curve to the left, which curve has a radius of 565.00' and a cord bearing of N. $32^{\circ} 53' 00'' E.$; thence 75.22' along the easterly right-of-way line of Proposed Tuckernuck Drive to an iron pin along a curve to the left, which curve has a radius of 565.00' and a cord bearing of N. $30^{\circ} 23' 10'' E.$; thence along the easterly right-of-way line of Proposed Tuckernuck Drive N. $26^{\circ} 34' 20'' E.$, 225.39' to an iron pin; thence 39.08' along the easterly right-of-way line of Proposed Tuckernuck Drive along a curve to the right, which curve has a radius of 25.00' and a cord bearing of N. $71^{\circ} 21' 06'' E.$, to an iron pin in the southerly right-of-way line of Broad Street Road and the point and place of beginning, containing 0.906 acre.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). 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 an automatic car wash, hours of operation and signage shall be permitted, regulated and as provided for in the B-3 District.
2. Landscaping will be provided and maintained around such of the boundaries of the Property as may be required by the Planning Commission at the time of Plan of Development approval, to properly buffer and screen development on the Property or portions thereof.
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.

Western Associates

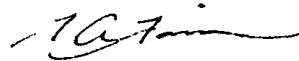
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April 18, 1984

4. The aggregate sign area of all business signs installed on the Property shall not exceed one hundred ninety-five (195) square feet.
5. Any free standing business sign installed on the Property shall not exceed twenty-five (25) feet in height.
6. No mobile business sign shall be placed on the Property.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and 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
Mr. Jay Weinberg

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