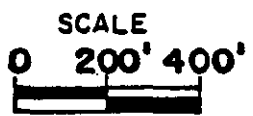


RETAIL OFFICE

COUNTY OF HENRICO PLANNING OFFICE
pt 86-A1-16

C-30C-84



THREE CHOPT DISTRICT
J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

WILLIAM F. LaVECCHIA
Acting County Manager

June 12, 1984

Re: Conditional Rezoning Case C-30C-84

Mr. Fred L. Williams, Jr.
Wilton Creek Road
Deltaville, Virginia 23043

Dear Mr. Williams:

This is a correction of our letter to you dated May 12, 1984 in which Proffer No. 7 was inadvertently omitted. This letter should replace that approval letter.

The Board of Supervisors at its meeting on May 9, rezoned your property from A-1 Agricultural and B-3 General Business to O-2 Office and B-2 Community Business District west of Pemberton Road Extended. The remaining 3.405 acres of the B-2 request lying east of Pemberton Road Extended was deferred to the July 25, 1984 meeting at 7:00 p.m. The rezoned property is described as follows:

Part of Parcel 86-A1-16:

Parcel B-2C - 12.842 acres

Beginning at the point of intersection of the N. line of Broad Street Road and the W. line of Pemberton Extension; thence along the N. line of Broad Street Road N. $63^{\circ} 34' 52''$ W., 715.00' to a point; thence N. $26^{\circ} 25' 08''$ E., 720.00' to a point; thence S. $63^{\circ} 34' 52''$ E., 382.00' to a point; thence N. $89^{\circ} 51' 49''$ E., 209.87' to a point; thence S. $77^{\circ} 05' 24''$ E., 150.00' to a point on the W. line of Pemberton Extension; thence along the arc of a curve to the south having a radius of 903.41', 213.00' to a point; thence S. $26^{\circ} 25' 08''$ W., 612.83' to a point; thence S. $72^{\circ} 03' 53''$ W., 35.76' to the point of beginning.

Parcel O-2C - 4.662 acres

Beginning at a point on the W. line of Pemberton Extension, approximately 850.00' north of its intersection with the N. line of Broad Street Road; thence along the arc of a curve to the north having a radius of 903.41', 411.26' to a point; thence N. $09^{\circ} 19' 17''$ W., 74.44' to a point; thence S. $69^{\circ} 19' 29''$ W., 719.53' to a point; thence S. $26^{\circ} 25' 08''$ W., 26.97' to a point; thence S. $63^{\circ} 34' 52''$ E., 382.00' to a point; thence N. $89^{\circ} 51' 49''$ E., 209.87' to a point; thence S. $77^{\circ} 05' 24''$ E., 150.00' to the point of beginning.

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 (Zoning Ordinance). They are as follows:

1. Landscaping and/or other appropriate buffering 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.
2. Exterior lighting on the Property shall be positioned in such a manner as to

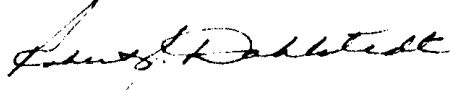
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minimize the impact of such lighting on adjacent properties and be of such a type as required by the Planning Commission at the time of Plan of Development.

3. This proffered condition was deferred to July 25, 1984.
4. No building constructed on the Property shall exceed two (2) stories in height.
5. The exposed portion of the exterior wall surfaces (front, rear and sides) of each building constructed on the Property shall be similar to other such wall surfaces in architectural treatment and materials.
6. That portion of the Property rezoned to an O-2C classification shall not be used to meet the off-street parking requirements for commercially zoned parcels.
7. 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 amended proffers in the Conditional Zoning Index.

Sincerely,


for W. F. LaVecchia,
Acting County Manager

Enclosure:

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