



THE CLOISTERS  
APTS.

R-5

R-6

B-2C

B-1  
BEST PRODUCTS

R-2A/B-2C to B2C  
9.66 ac.

DRIVE

B-10

B-1C

O-2

R-5

QUOC CASIN

B-2C

B-2C

R-3

ROAD

B-12

O-2

B-2C

STARLING

B-3  
REGENCY  
SQUARE

R-6 C

B-2C

COUNTY OF HENRICO PLANNING OFFICE

SCALE

VARIOUS PARCELS

TUCKAHOE DISTRICT

JAS

C-20C-85

100' 200'

CHOP. CTR.



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

W. F. LaVECCHIA, P.E.  
County Manager

May 14, 1985

Re: Conditional Rezoning Case C-20C-85

Food Lion Stores, Inc.  
Harrison Road  
Salisbury, North Carolina 28144

Gentlemen:

The Board of Supervisors at its meeting on May 8, accepted your proffered conditions and granted your request to conditionally rezone your property from R-2A One Family Residence and B-2C Community Business to B-2C Community Business District.

The property conditionally rezoned is described as follows:

Part of Parcel 84-A1-57, being Lot 3, Quioccasin Gardens Subdivision, and Parcels 85-B1-30, 31, 78, 79, 80, 81, 82, and 83.

Zoning Parcel A: R-2A to B-2C

Beginning at a point on the N. line of Quioccasin Road, said point being 178' +- west of the W. line of Starling Drive; thence N.  $57^{\circ} 26' 03''$  W., 105.87'; thence N.  $22^{\circ} 39' 30''$  E., 445.65'; thence N.  $66^{\circ} 06' 20''$  W., 154.77'; thence S.  $23^{\circ} 53' 40''$  W., 425.28'; thence N.  $69^{\circ} 22' 28''$  W., 50.13'; thence N.  $23^{\circ} 53' 40''$  E., 220.24'; thence N.  $66^{\circ} 06' 20''$  W., 172.40'; thence N.  $23^{\circ} 53' 40''$  E., 600.24'; thence S.  $84^{\circ} 19' 30''$  E., 495.00'; thence S.  $22^{\circ} 42' 55''$  W., 531.94'; thence S.  $67^{\circ} 24' 29''$  E., 188.00'; thence S.  $24^{\circ} 24' 59''$  W., 160.08'; thence N.  $67^{\circ} 24' 29''$  W., 182.90'; thence S.  $22^{\circ} 35' 31''$  W., 296.90' to the point of beginning, containing 8.07 acres.

Zoning Parcel B: B-2C to B-2C

Beginning at a point on the N. line of Quioccasin Road, said point being 283.87' west of the W. line of Starling Drive; thence N.  $59^{\circ} 04' 40''$  W., 165.62'; thence N.  $23^{\circ} 53' 40''$  E., 425.28'; thence S.  $66^{\circ} 06' 20''$  E., 154.77'; thence S.  $22^{\circ} 39' 30''$  W., 445.65' to the point of beginning, containing 1.59 acres.

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

1. All exterior walls (excluding doors, windows and trim) of any principal building constructed on the Property (excluding Parcels 85-B1-30 and 78, the Arby's parcels) will have brick as the predominant visible exterior building material.
2. All trash receptacle areas and rooftop mechanical systems which are visible from

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ground level shall be screened from view in such a manner as required by the Planning Commission at the time of Plan of Development review.

3. Landscaping and/or other appropriate buffering will be provided and maintained along the boundaries of the Property, as required by the Planning Commission at the time of Plan of Development review. Such buffering shall specifically include an opaque stockade type wooden fence of a minimum height of six (6) feet along those portions of the boundaries of the Property adjoining property zoned for residential use.
4. Parking lot lighting standards on the Property shall not exceed twenty (20) feet in height. Parking lot lighting shall be provided by lighting fixtures producing a lighting effect substantially similar to the lighting effect produced by the Type SHTAA 400 SP 12 208, High Pressure Sodium, manufactured by the Hi Tec Division of Lithoria Lighting.
5. No building shall be constructed on that portion of the Property designated as Lot 3, Quioccasin Gardens, and use of subject portion of the Property shall be limited to parking, and ingress and egress to and from the Property, except that access shall be limited solely to ingress to the Property from Starling Drive if there is a median cut in Quioccasin Road which serves the Property, unless otherwise required by any applicable governmental body.
6. No building shall be constructed within fifty (50) feet of the right-of-way line of Quioccasin Road.
7. No deliveries to users of the northernmost 400 feet of the Property shall be made between the hours of 12:00 Midnight and 6:00 a.m.
8. No restaurant will be operated on the northernmost one hundred fifty (150) feet of the Property.
9. No portion of the Property shall be used for the following purposes:
  - a. carpenter shop not primarily engaged in retail sales.
  - b. electrical shop not primarily engaged in retail sales.
  - c. furniture repair shop not primarily engaged in retail sales.
  - d. plumbing shop not primarily engaged in retail sales.
  - e. heating shop not primarily engaged in retail sales.
  - f. Video arcade, bowling, skating, billiards and similar indoor recreational establishments.

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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 proffers in the Conditional Zoning Index.

Sincerely,

  
for W. F. LaVecchia, P.E.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
✓ Mr. Robert C. Carver  
Messrs. Joseph W. Godwin & D. W. Godwin  
Ms. Clara Wood  
Mr. Willie Price  
Ms. Ellen Townes  
Land Builders, Inc.  
Mr. Theodore Talley  
Mr. and Mrs. Phillip A. Jackson  
Mr. Peter Price  
Mr. Arthur Price