

DEEP RUN BUSINESS CENTER

M-1C



BRYSON DRIVE
PAGE'S
WOODSIDE

A-1

CHANGE OF PROFFERS

RTHC

ROAD

BO

HOLLOW RD.

R-2

FLOOD

PLAIN

PLAIN

A-1

FLOOD

FLOOD

PLAIN

A-1

I-64

PEMBERTON

RES. LOTS

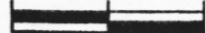
COUNTY OF HENRICO PLANNING OFFICE

86-BI-17,34

THREE CHOPT DISTRICT

C-39C-86

0 100' 200'



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

June 18, 1986

Re: Conditional Rezoning Case C-39C-86

Mr. Robert W. Tate
T/A CDC Properties, Inc.
3525 Old Cox Road
Richmond, Virginia 23233

Dear Mr. Tate:

The Board of Supervisors at its meeting on June 11, granted your request to amend proffered conditions accepted with Conditional Rezoning Case C-69C-83.


The following proffered conditions, accepted by the Board of Supervisors, further regulate the use of your property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

1. No utility sheds or storage outbuildings shall be visible from Pemberton Road.
2. Buffer areas no less than 50 feet wide along Pemberton Rd. and 20 feet wide along all other property lines shall be retained. Within such buffer areas all existing trees and natural growth shall remain to the extent possible except as required by development to provide necessary access, utility lines, grading, or other improvements required by the County of Henrico. Supplemental landscaping will be provided as and where necessary in accordance with a landscaping plan approved by the planning commission.
3. There will be no more than 47 dwelling units built on the subject site.
4. 14 units shall have at least 1400 square feet. All others shall have at least 2000 including garage. No buildings shall be higher than 2 1/2 stories.
5. Such portions of the subject site as may lie in a 100 year flood plain identified by a definitive engineering study, shall be utilized and regulated as permitted in the C-1 Conservation District.
6. Nothing in proffers 1-5 shall preclude the ability to install identity signs and entrance walls.

Mr. Robert W. Tate
June 18, 1986
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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 proffered conditions in the Conditional Zoning Index.

Sincerely,


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

cc: Clerk, Board of Supervisors
Real Estate Assessment
Conditional Zoning Index ✓