

R-6C, B-2C, O-2 to B-2C
11.218 ac.

JOHN W. CHOPIN, CTR.

COUNTY OF HENRICO PLANNING OFFICE
84-AI-9,12,20
TUCKAHOE DISTRICT

C-76C-86



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 16, 1986

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

Re: Conditional Rezoning Case C-76C-86

HV Limited Partnership
 c/o Algernon-Blair Group, Inc.
 One Algernon Blair Place
 Montgomery, Alabama 36116

Gentlemen:

The Board of Supervisors at its meeting on September 10, granted your request to conditionally rezone property from R-6C General Residence (Conditional), B-2C Community Business (Conditional) and O-2 Office to B-2C Community Business District (Conditional), Parcels 84-A1-9, 12, and 20, described as follows:

Beginning at a point on the western line of Starling Drive, which point lies N. 79° 19' 15" W., 12.08' from a point on the western line of Starling Drive which point is 214.22' north of the northern line of Farmington Drive extended; thence N. 79° 19' 15" W., 354.82' to a point; thence N. 81° 31' 55" W., 128.03' to a point; thence N. 81° 31' 55" W., 234.97' to a point; thence N. 20° 16' 15" E., 591.00' to a point; thence N. 17° 43' 35" E., 227.49' to a point; thence S. 71° 29' 35" E., 229.89' to a point; thence N. 18° 30' 25" E., 321.77' to a point; thence S. 71° 30' 25" E., 203.00' to a point; thence S. 18° 29' 35" W., 200.00' to a point; thence N. 79° 21' 25" W., 87.68' to a point; thence S. 10° 38' 35" W., 33.00' to a point; thence N. 79° 21' 25" W., 25.00' to a point; thence S. 18° 30' 25" W., 135.00' to a point; thence S. 71° 29' 35" E., 57.06' to a point; thence N. 18° 30' 25" E., 16.88' to a point; thence S. 71° 29' 35" E., 34.00' to a point; thence S. 14° 06' 01" E., 25.95' to a point; thence eastwardly along the arc of a curve to the right having a radius of 246.00', 133.55' to a point; thence S. 72° 59' 47" E., 64.79' to a point; thence S. 89° 43' 40" E., 25.04' to a point in the western line of Starling Drive; thence southwardly along the arc of a curve to the left having a radius of 2,904.79', 49.21' to a point; thence N. 72° 59' 47" W., 88.70' to a point; thence westwardly along the arc of a curve to the left having a radius of 204.00', 175.13' to a point; thence S. 57° 49' 00" W., 19.20' to a point; thence S. 32° 11' 00" E., 34.40' to a point; thence S. 17° 00' 13" W., 126.10' to a point; thence S. 72° 59' 47" E., 69.13' to a point; thence S. 17° 00' 13" W., 30.00' to a point; thence S. 72° 9' 47" E., 167.00' to a point in the western line of Starling Drive; thence along the western line of Starling Drive the following courses and distances: (1) S. 15° 28' 04" W., 203.79' to a point; (2) thence S. 15° 28' 04" W., 5.66' to a point; and (3) thence along the arc of a curve to the right having a radius of 1,392.40', 170.08' to the point of beginning, containing 11.218 acres.


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. No part of the Property shall be used for a hotel, motel, motor lodge, motor hotel, carpenter, electrical, plumbing, heating, upholstering, furniture or appliance repairing business, mortuaries, automobile service station or adult book store.
2. The front and side exterior walls of all buildings constructed on the Property (excluding window areas) will be constructed predominantly of brick. All other exterior walls will be constructed predominantly of colored architectural split faced block.
3. A fifty (50) foot buffer area (the "Buffer Area") will be maintained along the southern and western boundary lines of the Property adjoining the Greenbriar Hills Subdivision, except to the extent required for the construction, operation and maintenance of utility easements, driveways or other similar purposes. The existing plantings in the Buffer Area will not be removed to the extent possible. Underbush, fallen, diseased or dead plant growth may be removed from the Buffer Area. The Buffer Area will be reasonably supplemented with additional plantings as may be required by the Planning Commission as part of the landscaping plan.
4. There shall be no direct vehicular access to or from the Property to or from Blue Jay Lane and/or Farmington Drive, except as required and approved by the Planning Commission or by any other applicable governmental body, agency or department having jurisdiction with respect thereto.
5. All exterior lighting, including that along the exterior of the southern and western walls of the improvements adjoining the Greenbriar Hills Subdivision, shall be positioned in such a manner so as to prevent penetration of light into adjacent residential areas as shall be approved by the Planning Commission at Plan of Development approval. No floodlights shall be installed along the rear of any building and the intensity of lighting along the rear of buildings shall be minimized commensurate with security needs.
6. The existing fence located in the area of the southern and western boundaries of the Property shall not be removed by the Owners in connection with the development of the Property and additional fencing similar to existing fencing shall be installed where necessary to connect with the fence on the property line of the Quioccasin Baptist Church. All fencing located on the Property shall be maintained in a good state of repair including replacement when necessary.
7. After business hours, any lights not turned off shall be reduced in intensity to levels as needed for security.
8. No building constructed on the Property shall exceed two stories and be more than forty-five (45) feet in height, including mechanical equipment and roof. Any mechanical equipment or other accessory devices placed at the top of any structure or building shall be architecturally treated to shield said devices so as to minimize visual and audible impact to adjacent residential properties.
9. No deliveries or other loading and unloading shall be allowed before 6:00 a.m. or after 11:00 p.m. and no trash pickup operations shall be allowed before 9:00 a.m. or after 7:00 p.m.

HV Limited Partnership
c/o Algernon-Blair Group, Inc.
Page 3
September 16, 1986

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
Mr. Edward B. Kidd
Atrium Development Associates &
Atrium Professional Associates