

C-1 TO O/SC  
165.83 ac.

PARCEL I

PARCEL II A  
R-5 to O-2C  
0.86 ac.

PARCEL II B  
R-5 to O/2C  
0.86 ac.

PARCEL II  
R-5 to B-3C  
0.13 ac.

P-7-86 P-8-86 P-9-86

COUNTY OF HENRICO PLANNING OFFICE

104-B1-12

C-87C-86

BROOKLAND DISTRICT



COMMONWEALTH OF VIRGINIA  
 COUNTY OF HENRICO

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

October 14, 1986

Re: Conditional Rezoning Case C-87C-86

Sovran Financial Corporation  
 1111 East Main Street  
 Sovran Center  
 24th Floor  
 Richmond, Virginia 23219

Attention: Mr. Cecil R. Maxson, Jr.

Gentlemen:

The Board of Supervisors at its meeting on October 8, granted your request to conditionally rezone property from C-1 Conservation and R-5 General Residence to O/SC Office-Service (Conditional), O-2C Office (Conditional) and B-3C General Business District (Conditional), described as follows:

Part of Parcel 104-B1-12:

Parcel I (O/S Office Service)

To find the point and place of beginning, begin at the intersection of the southern line of Parham Road and the eastern line of U.S. State Route 1; thence along the southern line of Parham Road the following courses and distances: (1) S. 87° 41' 03" W., 392.00' to a point; (2) thence along a curve to the right with a radius of 1482.40', an arc distance of 608.02' to a point; (3) thence S. 4° 49' 56" E., 16.67' to a point; and (4) thence along a curve to the right with a radius of 1497.40', an arc distance of 92.61' to a point; thence leaving the southern line of Parham Road S. 69° 05' 26" W., 18.49' to a point which is the point and place of beginning; thence S. 4° 45' 56" E., 2959.58' to a point; thence S. 82° 45' 32" W., 2025.29' to a point; thence N. 39° 19' 16" W., 2484.66' to a point; thence N. 63° 39' 11" E., 72.00' to a point; thence N. 69° 05' 26" E., 3503.93' to the point of beginning, containing 165.83 acres.

Parcel II (O-2 Office) (includes Parcels IIA and IIB on Zoning Map)

Beginning at the intersection of the southern line of Parham Road and the eastern line of U.S. State Route 1; thence along the eastern line of U.S. State Route 1 the following courses and distances; (1) S. 50° 25' 01" E., 68.22' to a point; (2) thence S. 3° 23' 06" E., 190.00' to a point; (3) thence S. 86° 36' 54" W., 14.00' to a point; (4) thence S. 3° 23' 06" E., 37.00' to a point; (5) thence S. 63° 38' 24" E., 16.13' to a point; (6) thence S. 9° 21' 53" E., 102.16' to a point; and (7) S. 2° 00' 37" E., 121.71' to a point; thence leaving the eastern line of U.S. State Route 1 S. 87° 41' 03" W., 250.00' to a point; thence N. 2° 18' 57" W., 150.00' to a point; thence S. 87° 41' 03" W., 98.28' to a point; thence N. 2° 18' 57" W., 113.90' to a point; thence S. 87° 41' 03" W., 786.37' to a point; thence N. 4° 45' 56" W., 379.58' to a point; thence N. 69° 05' 26" E., 18.49' to a point on the southern line of Parham Road; thence along the southern line of Parham Road the following courses and distances: (1) along a curve to the left with a radius of

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1497.40', an arc distance of 92.61' to a point; (2) thence N. 40° 49' 56" W., 16.67' to a point; (3) thence along a curve to the left with a radius of 1482.40', an arc distance of 608.02' to a point; and (4) thence N. 87° 41' 03" E., 392.00' to the point of beginning, containing 8.73 acres.

Parcel III (B-3 General Business)

Beginning at the intersection of the eastern line of U.S. State Route 1 and the northern line of Wilkinson Road (Proposed); thence along the eastern line of U.S. State Route 1 S. 20° 00' 37" E., 219.13' to a point; thence leaving the eastern line of U.S. State Route 1 S. 82° 45' 32" W., 25.11' to a point; thence N. 20° 00' 37" W., 221.42' to a point on the northern line of Wilkinson Road (Proposed) thence along the northern line of Wilkinson Road (Proposed) N. 87° 59' 23" E., 25.00' to the point of beginning, containing 0.13 acre.

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:

A. Applicable to property to be rezoned O/S Office Service ("Parcel I"):

1. No helistop or microwave transmission tower on Parcel I will be located within one thousand feet of the lots within the Lakeside Hills Subdivision as the same exists on September 11, 1986.
2. No direct vehicular access for the benefit of Parcel I will be available through Lakeside Hills Subdivision as the same exists on September 11, 1986.
3. At no time while Sovran Financial Corporation or Sovran Bank, N.A., or any wholly owned subsidiary of either, is the owner of that portion of Parcel I which is located (i) between the southern line of Parcel I and the greater of (a) four hundred feet (400') north of the southern property line of Parcel I or (b) the distance between the southern line of Parcel I and the southern line of any future roadway that extends Wilkinson Road westerly from its present intersection with U. S. Route 1 through Parcel I to Darracott and Parham Roads and (ii) between the eastern line of Parcel I and a point fifteen hundred feet (1500') west of the eastern line of Parcel I, will such portion of Parcel I be developed for the principal use of a warehouse, distribution center or vehicle service facility.

B. Applicable to property to be rezoned O-2 Offices ("Parcel II"):

No buildings shall be constructed within one hundred (100) feet of the western line of the property.

C. Applicable to property to be rezoned B-3 General Business ("Parcel III"):

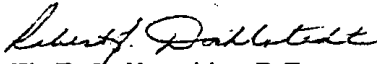
1. Not more than one sign identifying the project to be constructed on Parcel I (the "Project"), shall be constructed on the property and no other use shall be made of Parcel III except for such sign.

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2. Any sign constructed on the property to identify the Project shall (a) not exceed fifteen (15) feet in height, (b) if illuminated, be illuminated from within the sign structure and (c) each sign face shall not exceed fifty (50) square feet in area.

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  
St. Joseph's Academy & Orphanage