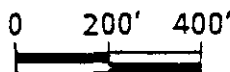


COUNTY OF HENRICO PLANNING OFFICE

SHOP. CTR.

C-16C-88

pts. 93-A1-37, 40
BROOKLAND DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 15, 1988

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

Re: Conditional Rezoning Case C-16C-88

FMP Development Corporation
180 Marketplace Blvd.
Knoxville, Tennessee 37922

Gentlemen:

The Board of Supervisors at its meeting on March 9, granted your request to conditionally rezone from B-1 Neighborhood Business to B-3C General Business District (Conditional), described as follows:

Part of Parcel 93-A1-37:

Beginning at a rod in the N. line of Fountain Avenue, which rod is 356.59' west of a rod marking the radius of the W. line of Hungary Spring Road; thence N. $36^{\circ} 20'$ W., 473.86' to a pipe; thence N. $45^{\circ} 59'$ E., 460' more or less to a point that will mark the center line of Shrader Road extended; thence N. $36^{\circ} 20'$ E., 675' more or less to a point marking the eastern line of the property; thence along the eastern line of the property S. $45^{\circ} 59'$ W., 290' more or less to a point; thence N. $36^{\circ} 20'$ W., 200' to an iron pin; thence S. $45^{\circ} 55'$ W., 225' to the rod marking the beginning point, containing 8 acres more or less.

Part of Parcel 93-A1-40:

Beginning at a point in the W. line of Shrader Road said point being 1257.34 +-' south of Carousel Lane extended; thence along the western line of Shrader Road S. $36^{\circ} 20' 00''$ E., 285.90' to a point; thence S. $45^{\circ} 59' 06''$ W., 249.92' to a point; thence N. $36^{\circ} 20' 00''$ W., 285.90' to a point; thence N. $45^{\circ} 59' 00''$ E., 249.92' to the point of beginning, containing 1.64 +- 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. The exposed portion of the exterior wall surface (front, rear and side) of such building constructed on the Property shall be compatible to the exposed portions of other exterior wall surfaces of such building in architectural treatment and materials, and shall be predominantly of brick, stone, drivit, fluted or split block, wood, stucco and/or glass, except to the extent that other architectural materials are used for windows, doors, trim, signage, architectural decorations or design elements. Other aesthetically comparable finished materials may be used if requested and specifically permitted by the Planning Commission at the time of Plan of Development review.
2. Parking lot setback areas along the boundaries of the Property shall be landscaped as required by the Planning Commission at the time of Landscape Plan review. Parking lots serving the Property shall be landscaped, including but not limited to the planting of shrubbery and/or trees in raised islands located within such parking lots. The parking lot setback along the right of way of Shrader Road shall be a minimum of ten (10) feet in width.

FMP Development Corporation
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3. Principal uses permitted on the Property shall be limited to the following: outdoor sale of nursery related products and those principle uses permitted in a B-2 zoning district, except that the following uses shall not be permitted thereon;
 - (a) Billiard parlors.
 - (b) Roller or ice skating rinks.
 - (c) Bowling alley.
 - (d) Adult book stores.
 - (e) Establishments operating primarily as amusement or video game parlors.
4. Signage and hours of operation shall be controlled by the standards for signage and hours of operation applicable to property in a B-2 zoning district.
5. Parking lot lighting shall be produced from concealed sources, be positioned in such a manner as to minimize the impact of such lighting on adjacent property and be reduced to no more than a security level following the close of business conducted on the Property.
6. Outdoor sales areas shall be adjacent to a building and shall be screened from public view off-site, as determined by the Planning Commission at the time of Landscape Plan review. The portion of any such sales area oriented to Shrader Road shall be screened by a solid barrier constructed of the same material as the adjacent building wall from which such barrier extends.
7. The right-of-way for the southern approximate one-half (1/2) of Shrader Road shall be dedicated, and the improved portion of Shrader Road to be built thereon shall be constructed, in conjunction with the development of 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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. John W. Keith, Jr.
Ms. Helga Attems
Bullmoose I