

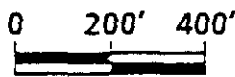
COUNTY OF HENRICO PLANNING OFFICE

8 - A1 - 36

FAIRFIELD DISTRICT

JAS

C-2C-88





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

May 17, 1983

Re: Conditional Rezoning Case C-2C-88

Mr. Morgan Merrill  
c/o Mr. Edward E. Willey, Jr.  
Willey & Hall  
1001 Chinaberry Blvd., Suite 515  
Richmond, Virginia 23225

Dear Mr. Merrill:

The Board of Supervisors at its meeting on May 11, granted your request to conditionally rezone property from A-1 Agricultural to B-2C Community Business District (Conditional), described as follows:

Parcel 8-A1-36:

Beginning at a point on the southwest corner Laburnum Avenue and Creighton Road; thence along the western line of Laburnum Avenue the following curves and distances: S.  $20^{\circ} 16' 30''$  E., 34.75' to a point; along a curve with a circumference of 280.30', 280.94' to a point; S.  $17^{\circ} 27' 40''$  E., 621.73' to a rod; thence S.  $86^{\circ} 41' 50''$  W., 831.99' to a rod; thence N.  $14^{\circ} 25' 00''$  E., 56.66' to a rod; thence N.  $19^{\circ} 00' 00''$  E., 922.65' to an iron on the southern line of Creighton Road; thence along the southern line N.  $86^{\circ} 55' 20''$  E., 226.98' to the point of beginning, containing 11.1 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. There shall be no access to or from the Property on Creighton Road.
2. Landscaped buffer areas and adjacent structures, as indicated below will be provided around portions of the perimeter of the Property, except to the extent necessary for utility easements, signage, roads, driveways or other purposes required or permitted by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, commission, board, department or official thereof:
  - a. A landscaped buffer area of a minimum of fifteen (15) feet in width along the rights-of-way of Laburnum Avenue and Creighton Road, as such rights-of-way are determined at the time of Plan of Development review.
  - b. A landscaped buffer area of a minimum of seven (7) feet in width along the southern line of the Property.
  - c. A bermed and landscaped buffer area of a minimum of thirty (30) feet in width along the right-of-way of Dabbs House Road.

Mr. Morgan Merrill

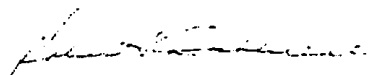
Page 2

May 17, 1988

3. The following uses shall not be permitted on the Property:
  - a. automobile repair and gasoline service station
  - b. skating rink, bowling alley, billiard parlor and similar indoor recreational establishment
  - c. mortuary
  - d. repair business for electrical, heating or plumbing systems
  - e. club, fraternity, lodge and similar meeting places
  - f. adult book store
  - g. bars or taverns
4. No building constructed on the Property shall exceed two (2) stories in height, and no businesses shall be operated on a second floor of the shopping center buildings which back along Dabbs House Road.
5. Lighting on the Property shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting offsite, and which produce a lighting intensity of a maximum of one-half (1/2) candle at the boundaries of the Property adjoining the southern line of the Property and Dabbs House Road, except as otherwise required by the Planning Commission at the time of Plan of Development approval. Parking lot lighting shall be reduced to a security level, following the closing of business operations on the Property.
6. No portable sign shall be placed on the Property.
7. Any parking lot serving the shopping center buildings constructed on the Property shall be landscaped, including but not necessarily limited to, the planting of shrubbery and/or trees in islands located within such parking lot.
8. The shopping center building shall be constructed of brick with a standing seam metal roof on the front and/or sides thereof.
9. Ten (10) feet along the entire east line of Dabbs House Road will be reserved and dedicated for future widening at the time of POD review.
10. Trash and refuse disposal containers shall be located in landscaped and/or fenced areas and equipped with deodorizers.

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  
Simmons Associates