

COUNTY OF HENRICO PLANNING OFFICE

GAS STATION / CONV. STORE

C-41C-88

PT. 84-AI-57
TUCKAHOE DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 14, 1988

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

Re: Conditional Rezoning Case C-41C-88

Exxon Corporation
P. O. Box 4415
Houston, Texas 77210-4415

Exxon Corporation
Tax Department
P. O. Box 53
Houston, Texas 77001

Gentlemen:

The Board of Supervisors at its meeting on June 8, granted your request to conditionally rezone from B-1C Neighborhood Business (Conditional) to B-2C Community Business District (Conditional), property described as follows:

Part of Parcel 84-A1-57, Quioccasin Gardens, Lot 1 and part of 2:

Beginning at a point, such point being the intersection of the western right-of-way line of Starling Drive and the northern right-of-way line of Quioccasin Road; thence N. $58^{\circ} 02' 55''$ W., 17.00' to a point; thence S. $31^{\circ} 57' 05''$ W., 4.00' to a point; thence N. $58^{\circ} 02' 55''$ W., 144.92' to a point; thence N. $21^{\circ} 22' 33''$ E., 149.21' to a point; thence S. $69^{\circ} 06' 27''$ E., 175.45' to a point in the western right-of-way line of Starling Drive; thence southwardly along the western right-of-way line of Starling Drive 159.99' to a point; such right-of-way line being a curve to the right having a radius of 1876.86'; thence continuing along the western right-of-way line of Starling Drive 19.96' to the point of beginning, such right-of-way line being a curve to the right having a radius of 20.00', containing .64 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:

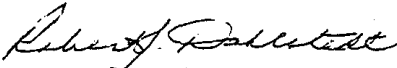
1. The principal uses permitted shall be those principal uses permitted and as regulated in the "B-1" District.
2. All exterior walls, which are not glass, of any principal structure constructed on the property will be of conventional, earhtone brick or grey brick and architecturally similar treatment, except for the building parapet and pilasters which shall be of tan stucco.
3. Lighting in any parking lot shall be of low intensity and shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent areas, if any, and shall be of such a type as approved by the Planning Commission.

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4. Total square footage of signs on the premises shall be limited to that amount presently existing as of May 12, 1988, as shown on Exhibit B attached hereto: (see case file) provided, however, no increase in the square footage of detached free-standing signs shall be permitted beyond that amount presently existing as of May 12, 1988, as shown on Exhibit B attached hereto (see case file).

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., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Bodie, Taylor & Puryear, Inc.