

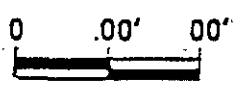
COUNTY OF HENRICO PLANNING OFFICE

RETAIL STORES

C-62C-88

Pt. 94-B2-13

THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

August 30, 1988

Re: Conditional Rezoning Case C-62C-88

Mr. L. Clarke Jones
5103 Thrush Lane, Box 15539
Richmond, Virginia 23227

Dear Mr. Jones:

The Board of Supervisors at its meeting on August 24, granted your request to conditionally rezone from R-3 One Family Residence to B-2C Business District (Conditional), property described as follows:

Part of Parcel 94-B2-13 being Lot 13, Block 29, Section 1, Westwood, lying at the southwest corner of Horsepen Road and Millhiser Avenue and fronting 110' and 147.18' on each respectively.

The Board of Supervisors accepted the attached seven (7) proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

AMENDED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

L. Clarke Jones Jr.

7/14/88

Signature of Owner or Applicant*

Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

JONES REALTY & CONSTRUCTION CORP.

C-62C-88

AMENDED AND RESTATED PROFFERED CONDITIONS

The following proffered conditions amend and restate the proffered conditions filed with the application of rezoning, in their entirety:

1. The following principle uses will not be permitted on the property:

- 1. Billiard Pallors
- 2. Adult Book Stores
- 3. Establishments operating primarily as amusement or video game parlors
- 4. Convenience Stores
- 5. Restaurants, Drive-ins, or Take Outs
- 6. Filling Stations

2. The rear property line will be buffered and screened with a wood fence and appropriate landscaping.

3. No parking will be allowed within ten (10) feet along Horsepen or ten (10) feet along Milhouser.

4. No loudspeakers will be permitted.

5. The building will be principally constructed of brick and glass with architectural treatments to include by way of example; metal; dryvet.

6. Exterior lighting shall be provided on the building and positioned in such a manner as to minimize the impact of such lighting on adjacent property and be reduced to security level following close of business.

7. Rear yard set back shall be a minimum of ~~thirty five (35)~~ feet.

Forty 40 *J.A.* *8/24/88*

PLANNING OFFICE