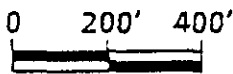


COUNTY OF HENRICO PLANNING OFFICE

LIGHT INDUS. DEVEL.

C-98C-88



88-BI-1
THREE CHOPT DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

October 18, 1988

Re: Conditional Rezoning Case C-98C-88

Innsbrook North Associates
P. O. Box 31014
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on October 12, granted your request to conditionally rezone from A-1 Agricultural to M-1C Light Industrial District (Conditional), property described as follows:

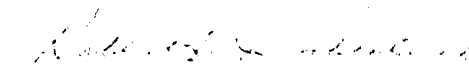
Parcel 88-B1-1:

Beginning at a point which is the southeast corner of the Property and which is 1,350' +- north of the N. line of Elk Pass Lane; thence N. $44^{\circ} 49'$ W., 336' to a point; thence N. $57^{\circ} 4'$ E., 310' to a point; thence N. $77^{\circ} 14'$ E., 272' to a point; thence N. $75^{\circ} 5'$ E., 189' to a point; thence S. $42^{\circ} 26'$ W., 699' to the point of beginning, containing 3.2 acres.

The Board of Supervisors accepted the six attached 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, P.E., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Glenn R. Moore
Mr. and Mrs. Joseph F. Shepperson



a-98c-88

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:

William B. Moore, Attorney-in-Fact for Owner *July 29, 1988*
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.

1. Development of each individual site on the Property shall be subject to Plan of Development review and approval.

2. A twenty (20) foot landscaped or natural buffer area will be maintained along the southern boundary of the Property until such time as the adjoining parcel thereto is zoned for purposes other than agricultural or residential uses, except to the extent necessary for utility easements, or other purposes if requested and specifically approved or if required by the Planning Commission at the time of Plan of Development review, or by any applicable governmental body. Existing vegetation and underbrush may, and diseased or dead plant growth shall be removed from such buffer area, and if so removed, additional plantings and/or berms shall be added. Utility easements within the buffer area shall be extended generally perpendicular thereto. Where permitted or practicable, areas disturbed for the placement of utilities within the buffer area shall be restored.

3. Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be produced from concealed sources and shall be reduced to no more than a security level following the close of business conducted on the Property.

4. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property shall be similar to the other exposed portions of exterior wall surfaces of such building in architectural treatment and materials, unless different architectural treatment and/or materials are requested and specifically accepted with respect to the exposed portion of any such wall surface at the time of Plan of Development approval.

5. Except during the period of construction of improvements, all outside storage of materials and supplies shall be

ACCEPTED BY THE BOARD OF SUPERVISORS ON OCT. 12, 1988.

PLANNING OFFICE

enclosed by an opaque fence, wall or other barrier, of at least seven (7) feet in height. No materials or supplies shall be stored to a height in excess of the height of the fence enclosing same.

6. No freestanding retail business will be permitted on the Property.

C-982-88

ACCEPTED BY THE BOARD OF SUPERVISORS ON OCT. 12, 1988.

page-2-102