

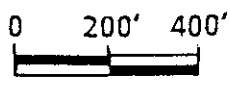
COUNTY OF HENRICO PLANNING OFFICE

PT. 70-BI-1

TUCKAHOE DISTRICT

RETAIL USE

C-57C-89



JAS



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

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

July 18, 1989

Re: Conditional Rezoning Case C-57C-89

Mr. E. Carlton Wilton  
E. Carlton Wilton Development  
10625 Patterson Avenue  
Richmond, Virginia 23233

Dear Mr. Wilton:

The Board of Supervisors at its meeting on July 12, granted your request to conditionally rezone property from R-5C General Residence (Conditional) to B-2C Business District (Conditional), property described as follows:

Part of Parcel 70-B1-1:

Beginning at the point of intersection of the southeast R/W line of Lauderdale Drive and the center line of proposed Rutgers Drive; thence S.  $36^{\circ} 06' 40''$  W., 172.83' along the southeast R/W line of Lauderdale Drive to a point; thence S.  $53^{\circ} 53' 20''$  E., 291.32' to a point; thence N.  $36^{\circ} 06' 40''$  W., 160.79' to a point; thence westerly along the center line of proposed Rutgers Drive on a curve to the left with a radius of 762.94', a length of 135.71' to a point; thence N.  $53^{\circ} 53' 20''$  W., 156.33' to the point of beginning, containing 1.1 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).

1. The following uses shall be prohibited:
  - A. Hotels
  - B. Motor Lodges
  - C. Mortuaries
  - D. Bowling Establishments
  - E. Video Game Rooms
  - F. Skating Establishments
  - G. Public dancing facilities but not studios for instructional purposes.
  - H. Fast Food Restaurants
  - I. Gasoline Service Stations
2. All buildings will be set back 50' from the property lines adjacent to or abutting on streets across from residentially zoned property.
3. Occupancy permits shall not be issued prior to the extension of Lauderdale Drive to Broad Street or the extension of Ridgefield Parkway from Gayton Road to Pump Road.
4. A 20' landscaped buffer along Rutgers Drive.

Mr. E. Carlton Wilton  
E. Carlton Wilton Development  
Page 2  
July 18, 1989

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