

COUNTY OF HENRICO PLANNING OFFICE

OFFICES

103-A1-49,72

C-680-89

BROOKLAND DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

September 19, 1989

Re: Conditional Rezoning Case C-68C-89

Virginia Association of Realtors
P. O. Box 15719
Richmond, Virginia 23227

Attention: J. F. Williams, III

Gentlemen:

The Board of Supervisors at its meeting on September 13, granted your request to conditionally rezone from A-1 Agricultural to O-3C Office District (Conditional), described as follows:


Parcels 103-A1-49 and 72:

Beginning at the intersection of the E. line of Telegraph Road and the N. line of Virginia Center Parkway; thence N. $36^{\circ} 57' 38''$ E., 63.10' along the eastern line of Telegraph Road to a point; thence along a curve to the left with a radius of 1056.00', an arc distance of 530.09' to a point; thence leaving the eastern line of Telegraph Road S. $67^{\circ} 07' 10''$ E., 526.98' to a point; thence along the western line of Interstate 95 along a curve to the right with a radius of 9133.85', an arc distance of 10.30' to a point; thence S. $19^{\circ} 34' 00''$ W., 306.71' to a point; thence S. $10^{\circ} 50' 35''$ W., 42.68' to a point; thence leaving the western line of Interstate 95 S. $89^{\circ} 50' 55''$ W., 461.30' along the northern line of Virginia Center Parkway to a point; thence N. $85^{\circ} 17' 05''$ W., 151.69' to a point; which point is the point and place of beginning, containing 5.647 acres.

The Board of Supervisors accepted the attached four (4) 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
Edward B. Kidd, Esquire



AUG 10 1989 12:45

PLANNING OFFICE
COUNTY OF HENRICO

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED and restated

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:

Cora T. Broyles

Lonnie W. Broyles

Virginia H. Broyles

By: *Edward B Kidd*

August 9, 1989

Signature of Owner or Applicant*

Edward B. Kidd, their
attorney-in-fact

Date

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

C-68C-89

The following are submitted in lieu of and in substitution for the proffers previously submitted with rezoning case C-68C-89:

1. No building constructed on the Property shall be more than four stories in height.
2. No building shall be constructed on the Property within a one hundred foot radius of the intersection of Virginia Center Parkway and Interstate 95.
3. No building constructed on the Property shall have exposed cinder block or corrugated metal. Any building constructed on the property shall be constructed primarily of one or more of the materials listed below, or materials comparable thereto, unless an alternative material is specifically approved by the Planning Commission:
 - (a) Masonry
 - (b) Wood
 - (c) EIF Systems (Exterior Plaster)
 - (d) Glass
 - (e) Aluminum window framing
4. In conjunction with the plan of development for any portion of the property, a traffic impact study shall be submitted describing the traffic impact of the proposed improvements within such development. Should any proposed development not warrant a traffic study in the opinion of the Henrico County Traffic Engineer, such study may be waived.

ACCEPTED BY THE
BOARD OF SUPERVISORS
SEPT. 13, 1989

PLANNING OFFICE