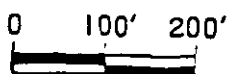


COUNTY OF HENRICO PLANNING OFFICE

BUSINESS USES
C-14C-90

Pt. 29-A1-3
 VARINA DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

June 19, 1990

Re: Conditional Rezoning Case C-14C-90

Mr. Lee F. Conner
405 Lee Avenue
Highland Springs, Virginia 23075

Dear Mr. Conner:

The Board of Supervisors at its meeting on June 13, granted your request to conditionally rezone property from R-3 One Family Residence to B-2C Business District (Conditional), property described as follows:

Part of Parcel 29-A1-3, Lot 5, Block A, Section A, Robinwood Subdivision.

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 subject property shall not be used for any of the following:
 - a. flea markets or antique auctions.
 - b. garages, parking or storage.
 - c. hotel, motel, motor lodge or tourist home.
 - d. gun shop, sales or repairs.
 - e. radio or television stations or studios.
 - f. recreation facilities including theaters, bowling alleys, skating rinks, swimming pools, billard or pool parlors, tennis, model race trains, electronic video rooms, bingo hall, archery ranges, and similar activities.
2. All exterior lighting shall be designed with the following criteria:
 - a. the maximum height shall be 20'.
 - b. exterior light fixtures shall be of the "shoe box" style to direct all light downward.
 - c. all exterior lighting shall be shielded to screen glare from adjacent properties.
 - d. maximum lighting permitted at any property line where the property adjoins a residentially zoned parcel shall be 1 foot candle.
 - e. only the minimum lighting required for the security of the facility will remain on after the hours of operation.
3. Ribbed metal siding or plain untreated, unsurfaced concrete block shall not be used and the building shall be designed such that all sides shall be of the same finished material and similar in architectural detail.
4. A 6-0' treated wood fence of a shadow box design with both sides of the fence having the same appearance, shall be erected to screen this development from all adjoining residentially zoned parcels. The fence shall be terminated at the highway right of way line.

Mr. Lee F. Conner
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June 19, 1990

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 Angela G. Moore
W. F. LaVecchia, P.E., AICP,
County Manager

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