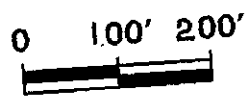


PT. OF 80-A1-1
TUCKAHOE DISTRICT

BUSINESS USES
C-38C-93



HENRICO COUNTY PLANNING OFFICE

COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

October 19, 1993

Re: Conditional Rezoning Case C-38C-93

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

Dear Mr. Wilton:

The Board of Supervisors at its meeting on October 13, granted your request to conditionally rezone property from R-6C General Residence District (Conditional) to B-2C Business District (Conditional), Part of Parcel 80-A1-1, described as follows:

Beginning at a point 179.00'; S. 9° 56' 20" W. of Patterson Avenue and 171.00' N. 80° 03' 40" W., of Pump Road; thence S. 9° 56' 20" W., 121.0' to a point; thence N. 80° 03' 40" W., 240.7 +- to a point; thence N. 9° 56' 20" E., 121.0' to a point; thence S. 80° 03' 40" E., 240.7' +- to the point and place of beginning, containing 0.67 +- 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 shall be prohibited:
 - a. Hotels
 - b. Motels
 - c. Motor Lodges
 - d. Motor Hotels
 - e. Mortuaries
 - f. Public dancing facilities but not studios for instructional purposes
 - g. Bowling establishment
 - h. Skating establishment
 - i. Billiard establishment
 - j. Video game rooms
 - k. Gasoline or service stations
 - l. Convenience stores (i.e., U-Totem, 7-11, etc.)
 - m. Tire stores
 - n. Restaurants with drive-in window systems accessory to their operation.
2. The east, west and north walls shall be predominantly brick faced, except under the porches.
3. The height of the buildings shall be limited to 35 feet above the finished grade.

Mr. E. Carlton Wilton
October 19, 1993

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4. All exposed building material shall be similar to the existing commercial specialty stores within the development. No cinder or solite block shall be exposed.
5. The hours of operation shall be limited to B-1 Business District regulations.
6. Deliveries to the business or servicing of dumpsters shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday.

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,



Virgil R. Hazelett, P.E.,
County Manager

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