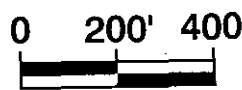




B-2 to B-3C
0.541 AC.

OFFICE / WAREHOUSE

C-39C-99



PT. of 82-A-27B
BROOKLAND DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 18, 1998

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-39C-99

Business Keypunch
6914 Staples Mill Road
Richmond, VA 23228

Gentlemen:

The Board of Supervisors at its meeting on June 9, 1999, granted your request to conditionally rezone property from B-2 Business District to B-3C Business District (Conditional), Parcel 82-A-27B, described as follows:

Beginning at a point of intersection of the S. line of Greencourt Road and the E. line of Arcadia Street; thence N. 84° 08' 40" E., 523.49' to a point; thence S. 00° 03' 19" E., 10.05' to a point; thence S. 84° 08' 40" W., 511.11' to a point; thence S. 41° 44' 58" W., 18.39' to a point; thence N. 00° 11' 47" W., 22.51' to the point and place of beginning, 0.541 acre.

The Board of Supervisors accepted the following proffered conditions, dated May 19, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Uses:** The only B-3 use permitted on the property shall be a single office warehouse for a data processing or a similar business, where the warehouse area does not exceed 15,000 square feet and all materials are stored within an enclosed building. The only use permitted to have 24-hour operation shall be the data processing or similar office warehouse.
2. **Signage:** Signage will be limited to the B-2 zoning district standards. The detached sign shall not exceed ten (10) feet in height.
3. **Landscaping:** Supplemental landscaping to include a minimum of two (2) shade trees and ten (10) evergreen shrubs shall be provided along the Staples Mill Road frontage. A conceptual landscaping plan, marked EXHIBIT A, illustrates the proposed landscaping and is submitted as part of this case. However, this landscaping plan is conceptual in nature and may be modified as required by engineered plans or as agreed upon at the time of plan of development review.

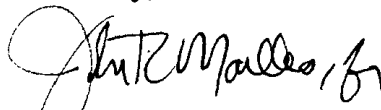
Business Keypunch
June 18, 1999

2

4. **Severance:** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

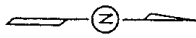
The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Russell E. Holland, Trustee
Ms. Gloria L. Freye, Esquire

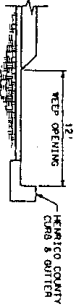


Bethlehem Baptist Church
 200 Hill Street
 Greenville, S.C. 29601, P.O. Box 10
 Tel: 803/233-1100
 Fax: 803/233-1100

R. E. Holland, Trustee
 200 Hill Street
 Tel: 803/233-1100
 Fax: 803/233-1100
 2111 Greencrest Road
 Greenville, S.C. 29607

J. Imburg Subdivision
 Zones: R-4
 7
 8
 9
 10

Exxon Corporation
 1100 S. 100th Street
 Greenville, S.C. 29607
 Tel: 803/233-1100
 Fax: 803/233-1100



EXISTING 12' KEEP OPENING INSTALLED
 PREPARED BY JORDAN CONSULTING
 ENGINEERS, P.C. DATED JAN. 12, 1989
 REVISED APRIL 5, 1989. (SEE DETAIL BELOW)

COUNTY OF HARTICO
 Date Book 1537, Page 910
 Commission Expires 12/31/98
 2000 Stuyvesant Blvd
 Greenville, S.C. 29607

PLOT PLAN

SCALE: 1/8" = 30'-0"

INFORMATION FROM PARCEL'S SET A TO TAKEN FROM
 AS BUILT FIELD SURVEY PREPARED FEBRUARY, 1989 WITH
 FIELD NOTES AND PLANS PROVIDED BY JORDAN CONSULTING
 ENGINEERS, P.C. FOR PARCEL 4-A AND FOR KEEP OPENING ON
 JANUARY 12, 1989 AND REVISED APRIL 5, 1989
 BY JORDAN CONSULTING ENGINEERS, P.C.

12' KEEP OPENING DETAIL

NO SCALE
 This program calls for a proposed 5' x 7' structure (see building) to be added onto an existing 4,000
 square foot building on parcel "C". The addition will have a leading edge with an 8' x 10' overhanging roof
 extending over the main building. The addition will be supported by a concrete foundation and a steel
 supply. An access door into the existing facility.

- REFERENCE PARCEL "A"
 REQUIRED PARKING 100 SPACES
 PROVIDED PARKING 100 SPACES
- REFERENCE PARCEL "C"
 REQUIRED PARKING AFTER ADDITION OF
 PROPOSED STORAGE BUILDING 17 SPACES
 PROVIDED PARKING 21 SPACES
- REFERENCE PARCEL "D"
 RESTAURANT PARKING
 REQUIRED PARKING 30 SPACES
 PROVIDED PARKING 30 SPACES

