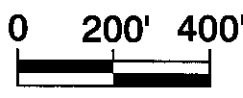


DRUG STORE

79-A-36 & 39 Pt. of 38A
TUCKAHOE DISTRICT

C-21C-00



HENRICO COUNTY PLANNING OFFICE

For ingress and egress
See (90-A-32)
See (90-A-50)
See (90-A-50)
See (90-A-50)



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

May 16, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-21C-00

GHK Developments, Inc.
200 Broadway, Suite 227
New Orleans, Louisiana 70118

Gentlemen:

The Board of Supervisors at its meeting on May 9, 2000, granted your request to conditionally rezone property from R-2A One Family Residence District, R-6C General Residence District (Conditional) and B-1 Business District to O-2C Office District (Conditional), and B-2C Business District (Conditional), Parcels 79-A-36 and 39, and part of Parcel 79-A-38A, described as follows:

Parcel A:

Commencing at a point on the south line of Tuckaway Lane and the west line of Three Chopt Road: thence along the west line of Three Chopt Road S40°06'46"E a distance of 118.42 feet to a point, the point of beginning; thence continuing along the west line of Three Chopt Road S40°06'46"E a distance of 133.79 feet to a point, thence S51°50'05"E a distance of 44.11 feet to a point, thence S34°38'00"E a distance of 95.00 feet to a point, thence S55°22'00" W a distance of 8.00 feet to a point, thence along a curve to the right having a radius of 295.00 feet, an arc length of 272.88 feet, a chord bearing of S08°08'01"E. And a chord distance of 263.26 feet to a point, thence S18°22'00"W a distance of 80.00 feet to a rod found; thence departing the west line of Three Chopt Road N54°54' 36" W a distance of 116.67 feet to a stone monument found: thence S58°04'10 W a distance of 22.50 feet to a point, thence N26°19'51"W a distance of 273.46 feet to a point, thence along a curve to the right having a radius of 69.00 feet, an arc length of 40.97 feet. A chord bearing of N09°19'11" W and a chord distance of 40.37 feet to a point; thence N70°41'29" E a distance of 37.29 feet to a point" thence N23°26'05" E a distance of 71.55 feet to a point; thence N67°56'12" W. a distance of 41.66 feet to a point, thence along a curve to the right having a radius of 316.56 feet, an arc length of 113.32 feet, a chord bearing of N36°36'52"E, a chord distance of 12.72 feet to a point on the west line of Three Chopt Road, the point of beginning, containing 90,788.9 square feet or 2.084 acres.

Parcel B:

Commencing at a point on the south line of Tuckaway Lane and the west line of Three Chopt Road, the point of beginning: thence along the west line of Three Chopt Road S40°06'46" E a distance of 118.42 feet to a point, thence departing the west line of Three Chopt Road, along a curve to the left having a radius of 316.56 feet an arc length of 113.32 feet, a chord bearing of S.

36°52"W, and a chord of 112.72 feet to a point,' thence S67°56'12"E a distance of 41.66 feet to a point,' thence S23°26'05"W a distance of 71.55 feet to a point; thence S07°41'29" W, a distance of 19.89 feet to a point; thence S. 58° 34' 25" W., a distance of 194.81 feet to a point,' thence S30°48'10" E a distance of 246.22 feet to a point on the south line of Tuckaway Lane; thence along the south line of Tuckaway Lane N58°01'30"e a distance of 325.08 feet to a point on the west line of Three Chopt Road, the point of beginning: containing 71,890 square feet or 1.650 acres.

Beginning at a point; thence S. 58°04'10" W., at a distance of 22.5' to a point; thence N. 26°19'51" W., at a distance of 278.3' to a point around a curve to the right through a central angle of 20°50'20", an arc distance of 141.6', a chord bearing of N. 11°27'04" E., at a distance of 140.8' to a point; thence N. 67° 27' 28" W., at a distance of 33.3' to a point around a curve to the right through a central angle of 28°15'33" an arc distance of 120.8', a chord bearing of N. 36°40' 19" E., at a distance of 119.6' to a point; thence S. 40°08'33" E., at a distance of 134.3' to a point; thence S. 58°34'25" W., at a distance of 7.8' to a point' thence S. 51°50'05" E., at a distance of 44.1' to a point' thence S. 34°37' 57" E., at a distance of 45.2' to a point; thence S. 34°37'60" E., at a distance of 48.8' to a point around a curve to the right through a central angle of 46°29' 45" an arc distance of 274.4' a chord bearing of S. 06°35'39" E., at a distance of 266.9' to a point; thence S. 18°22'00" W., at a distance of 80.0' to a point; thence N. 54°54'36" W., at a distance of 116.7' to a point to the Point of Beginning, containing 91585.9311 square feet or 2.1015 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated April 13, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Lighting. Parking lot lighting standards shall not exceed twenty (20) feet in height above grade level. Parking lot lighting shall be produced from a concealed source of light such as a shoebox type. No lighting shall be permitted within the buffer area provided along the western Property line adjacent to Tuckaway Lane.
2. Mechanical Equipment. Mechanical equipment shall be screened from public view at ground level at the Property lines in a manner approved at the time of Plan of Development review.
3. Central Trash Receptacles. Central trash receptacles not including convenience cans shall be screened from public view at ground level and enclosed with brick to match the building. Central trash receptacles shall not be emptied between the hours of 9:00 p.m. and 6:00 a.m.
4. Use Restrictions. The O-2 portion of the Property shall only be used as a post office. The following uses shall not be permitted on the B-2 portion of the Property:
 - (a) Hotels or motels;

- (b) Flea markets;
- (c) Gun shop sales and repair;
- (d) Private clubs and lodges;
- (e) Automotive body shops;
- (f) Billiard parlors;
- (g) Automobile, truck, trailer, motorcycle or bus sales, rental and automotive body and paint shops;
- (h) Automobile or truck tires or parts sales, wholesale or retail, service
- (i) Automobile, truck or recreational vehicle, storage lot for new or used cars and other vehicles;
- (j) Public utility service buildings, including facilities for construction and repair, or for the service or storage of utility materials or equipment;
- (k) Public dancehalls;
- (l) Rifle or pistol range;
- (m) Sexually oriented businesses;
- (n) Bars and taverns;
- (o) Child care centers; and
- (p) Restaurants.

5. Architecture Treatment. The exposed portion of each exterior wall surface (front, rear and sides) of buildings constructed on the Property (excluding rooftop screening materials of mechanical equipment) shall be similar to the exposed portions of other exterior wall surfaces of such building in architectural treatment and materials. All buildings constructed on the Property shall have exposed exterior walls (above finished grade) of either or a combination of brick, dryvit, and glass unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall surface at the time of Plan of Development review. No building walls on the Property shall be covered with or have exposed to view any sheet or corrugated aluminum or metal, exposed aggregate concrete, unpainted or unfinished concrete masonry units or asbestos unless otherwise specifically requested and approved at the time of Plan of Development review. The exterior walls facing Three Chopt Road and Parham Road shall be constructed with architectural designs or features which provide visual relief from the expanse of the wall. Columns associated with the building shall be constructed of brick.
6. Loudspeakers. No outside pagers or loudspeakers, which can be heard beyond the boundaries of the Property, shall be permitted on the Property; however, an intercom system associated with a drive-through window shall be permitted. No external alarm, bells or external warning devices shall be permitted.
7. Alcohol and Lottery Sales Prohibited. The sale of alcoholic beverages and lottery tickets shall not be permitted on the Property.

8. Underground Stormwater Facility. The stormwater management facility serving the B-2 district shall be constructed underground.
9. Access Restrictions. Access to the Property shall be limited to one access onto Three Chopt Road and one access onto Parham Road. No access shall be permitted onto Tuckaway Lane.

10. Buffers.

- a. A natural and/or landscaped buffer a minimum of fifty (50) feet in width shall be provided along the western Property line adjacent to Tuckaway Lane. The major portion of the landscaping shall include evergreen shrubs and trees, including but not limited to leyland cypress and hollies. A wood fence a minimum of eight (8) feet in height shall be provided along the western Property line adjacent to Tuckaway Lane and shall be situated fifty (50) feet from the western Property line.
- b. An irrigated landscaped buffer a minimum of fifteen (15) feet shall be provided along the Property line of the B-2 district adjacent to Three Chopt Road extending from the intersection at Parham Road for a distance of approximately 130 feet, then a minimum of ten (10) feet for a distance of approximately 110 feet and then a minimum of fifteen (15) feet for a distance of approximately 154 feet and shall be landscaped in a manner approved by the Planning Commission at the time of plan of development review.
- c. An irrigated landscaped buffer a minimum of twenty-five (25) feet shall be provided along the Property line adjacent to Parham Road from the south corner of the Property extending along the frontage toward Three Chopt Road for a distance of approximately 200 feet.

The landscaped buffer areas along Parham Road and Three Chopt Road in the B-2 district of the Property which are less than twenty-five (25) feet in width shall be landscaped in accordance with the quantity of plantings as required in a Transitional Buffer 25 in §24-106.2 of the Henrico County Zoning Ordinance.

11. Conceptual Plan. The Property shall be developed substantially in accordance with the conceptual plan prepared by Balzer and Associates, Inc., dated April 11, 2000, revised April 14, 2000 subject to required engineering changes.
12. Sidewalks. Sidewalks shall be constructed along the Three Chopt Road and Parham Road frontage of the property and shall be placed in the right-of-way where possible.
13. Freestanding Signs. Freestanding signs on the B-2 portion of the Property shall be of a monument type design with a brick base and shall not exceed ten (10) feet in height.

GHK Developments, Inc.
May 16, 2000

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14. 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 any of the other proffers or the unaffected part of any such proffer.

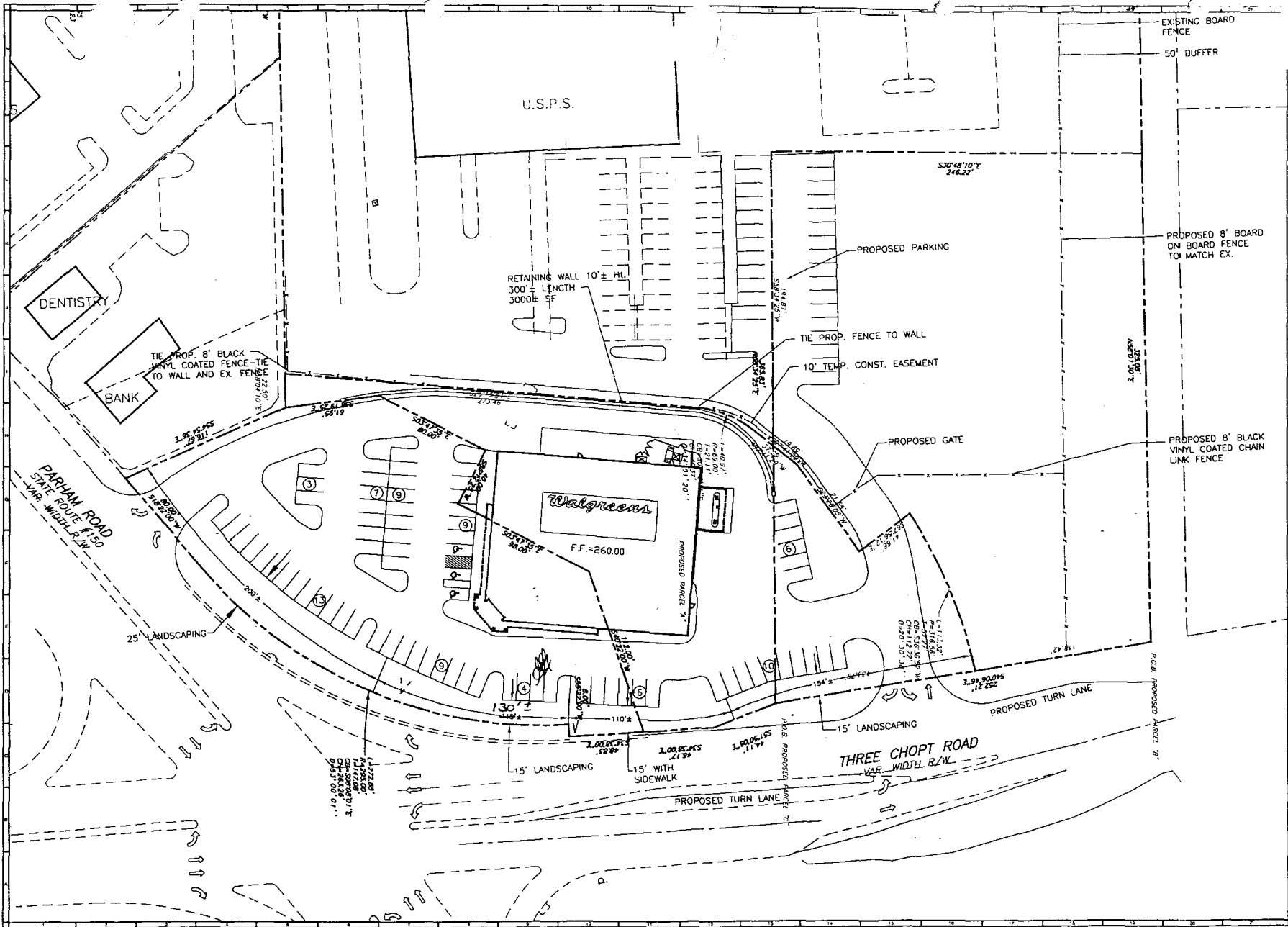
The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

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

JRM:jt

cc: Director, Real Estate Assessment
Conditional Zoning Index
Ms. Gloria L. Freye, Esquire
Exxon Mobile Corp.



REFLECTING TOMORROW
 • PLANNERS • ARCHITECTS
 • ENGINEERS • SURVEYORS
 1308 Corporate Drive
 Reston, Virginia 20191
 Phone: 540/772-6500
 Fax: 540/772-8990

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 Richmond, Virginia 23226
 Phone: 804/794-8771
 Fax: 804/794-8822

11028 Limestone Parkway
 Suite 1
 Annapolis, Virginia 22026
 Phone: 804/550-3000
 Fax: 804/550-3087

WALGREENS-PARHAM RD
CONCEPTUAL PLAN
 DISTRICT
 HENRICO COUNTY, VIRGINIA

DRAWN BY: EPB
 DESIGNED BY: EPB
 CHECKED BY: AMS
 DATE: 4-11-00
 REVISIONS:

SCALE: 1"=60'
 SHEET NO.
C1
 JOB NO.
 C99060