



Prop. Hunters Run  
R-3 & B-1 to B-1C  
0.71 Ac.

**ZONING**  
PARKING / RESTAURANT  
and SHOPS  
Ref. 828-715-8918

**C-18C-04**  
Varina District

February 2004  
Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulations



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

June 15, 2004

Virgil R. Hazelett, P.E.  
County Manager

Mannino, LLC  
6017 Nine Mile Road  
Richmond, VA 23223

Re: Conditional Rezoning Case C-18C-04

Dear Sir:

The Board of Supervisors at its meeting on June 8, 2004, granted your request to conditionally rezone property from R-3 One Family Residence District and B-1 Business District to B-1C Business District (Conditional), Parcels 829-715-3035, 829-715-4034 and on part of Parcel 828-715-8918, described as follows:

Beginning at a point on the south line of Williamsburg Road, U.S. Route 60, said point being 0.1± mile west of the intersection of the south line of Williamsburg Road, U.S. Route 60 and the west line of Beulah Road to the true point and place of beginning; thence leaving the said south line of Williamsburg Road, U.S. Route 60 S11°33'40"W, 135.56' to a point; thence S12°32'16"W, 24.69' to a point; thence N78°20'52"W, 100.18' to a point; thence N78°30'35"W, 99.44' to a point; thence N11°33'40"E, 151.52' to a point; thence S78°56'45"E, 99.92' to a point; thence S82°53'33"E, 140.43' to the true point and place of beginning, containing 0.71 acres.

The Board of Supervisors accepted the following proffered conditions, dated June 8, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. There will be no more than ¼ of the parking spaces in front of the main building on the site.
2. There shall be a pedestrian sidewalk, bench and waste receptacle along the Williamsburg Road frontage of the site constructed to the County of Henrico's standards and specifications for sidewalks. At least one bench and waste receptacle accessible to pedestrians along Williamsburg Road shall be placed on the site.
3. Lighting on the site shall be consistent with the recommendations of the Sandston Commercial Area Study and shall be designed or positioned to minimize glare onto the residential properties to the rear.

4. The following uses shall be prohibited – Banks, savings and loans, or similar financial institutions; establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.1-432 et seq. and 6.1-444 et seq. of the Code of Virginia; child care centers or baby sitting services; adult novelty or similar stores and convenience stores.
5. Screening equivalent to the twenty five (25) foot transitional buffer standard shall be provided along the rear property line; this will include a 6'-0" high vinyl fence and five (5) foot landscape buffer, the fence will extend fifteen (15) along both sides toward the front of the property.

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 Virgil R. Hazelett, P.E.  
County Manager

pc: Mr. Angelo Mannino  
MHH Builders, Inc.  
Mr. Larry Gooss  
Director, Real Estate Assessment  
Conditional Zoning Index