

SUBJECT PROPERTY

### ZONING

Amend Proffered Conditions

Ref. 827-715-8082

# C-46C-05

Varina District

0 200 Feet

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**

Virgil R. Hazelett, P.E.  
County Manager

September 20, 2005

Mr. Alfred M. Loyall  
3100 Meadow Road  
Sandston, VA

Re: Conditional Rezoning Case C-46C-05

Dear Mr. Loyall:

The Board of Supervisors at its meeting on September 13, 2005, granted your request to amend proffered conditions on Conditional Rezoning Case C-1C-97, Parcels 827-715-8082 and 827-715-7583, described as follows:

All that certain lot of land with the improvements thereon, known as No. 61 - 63 Williamsburg Road, East, lying and being in the County of Henrico, Virginia, being the western one-half of Lot No. 11, in Block 1, of Section A, of the plan of Fairfield or Sandston, recorded in the Clerk's Office of the Circuit Court of the County of Henrico, in Plat Book 12, Page 2, and bounded as follows:

BEGINNING on the southern line of Williamsburg Road at a point distant thereon 55 feet westwardly from the western line of Rodes Avenue, thence extending westwardly along and fronting on the southern line of Williamsburg Road 55 feet and from said front extending back southwardly between parallel lines 105 feet.

The Board of Supervisors accepted the following proffered condition, dated September 7, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

This amendment is to replace Proffer #1 of C-1C-97 in its entirety. All other proffers remain in effect.


1. With the exception of an exterminating establishment, the only uses permitted on this property shall be those permitted in the B-2 District except:

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- a. automotive filling and service stations;
- b. child care centers, baby sitting services and adult day care centers;
- c. clinics, laboratories: medical, dental and optical;
- d. department store;
- e. flea market;
- f. funeral homes, mortuary and/or undertaking establishments;
- g. garage, parking or storage;
- h. garden center;
- i. gun shop, sales and repair;
- j. hotels, motels and motor lodges;
- k. laundromats and self-service dry-cleaning establishments;
- l. nurseries for growing plants, trees and shrubs;
- m. packaging store and mailing service when located in an approved shopping center;
- n. payday loan establishments;
- o. permanent on-site recycling collection facility;
- p. private club, lodge, meeting hall and fraternal organization;
- q. radio and television stations and studios or recording studios;
- r. recreation facilities, indoor, including theaters, bowling alleys, skating rinks (ice skating and roller skating), swimming pools, tennis, model racing tracks, electronic video game rooms, bingo halls, archery ranges, and similar activities;
- s. restaurant, delicatessen, take out and meal delivery service; and
- t. shopping center

The Planning Department 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: Director, Real Estate Assessment  
Conditional Zoning Index