

SUBJECT PROPERTY

C-32C-06
Zoning
 Amend Proffered Conditions
 (C-51C-02)
 Brookland District
 400 Feet
 PS April 2006 Ref: 770-745-1768



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

July 14, 2006

Wilton Real Estate and Development Co.
4901 Dickens Road, Ste. 101
Richmond, VA 23230

Re: Conditional Rezoning Case C-32C-06

Dear Sir:

The Board of Supervisors at its meeting on July 11, 2006, granted your request to amend proffered conditions on Conditional Rezoning Case C-51C-02, Parcel 770-745-1768, described as follows:

Beginning at a point on the north line of Interstate Route 64 and the east line of Bethlehem Road; thence along the eastern line of Bethlehem Road, N 20°22'16" W, a distance of 410'± to the centerline of Upham Brook; thence along the centerline of Upham Brook a distance of 114'±, to a point; thence S 64°52'38" E, a distance of 23.48' to a point in the centerline of Upham Brook; thence along the centerline of Upham Brook a distance of 330'±, to a point; thence S 5°29'54" E, a distance of 245.50'± to a point on the north line of Interstate Route 64; thence along the northern line of Interstate Route 64, N 83°00'14" W, a distance of 288.39' to the point of beginning, containing 2.58± acres.

The Board of Supervisors accepted the amendment to the proffered conditions, dated May 23, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Parking lot fixtures shall not exceed twenty (20) feet in height as measured from the grade of the base of the light standard.
2. Signs will be limited to monolithic type signs, approved attached signs and directional signs.
3. The following O-2 uses shall not be allowed:

- a. Banks, saving and loan or small loan establishments, drive-in or otherwise.
 - b. Employment service or agency.
 - c. Funeral home, mortuary, crematorium.
 - d. Studio for artist, designer, writer, photographer, sculptor, or musician.
 - e. Child care center in accordance with section 24-106.
 - f. Radio and television broadcasting stations.
 - g. Recycling collection facility.
 - h. Communication tower.
 - i. Billboards.
4. The building shall be constructed in substantial accord with the elevation prepared by Freeman and Morgan (see case file). Changes in the materials may be made at the discretion of the Planning Commission at the time of the Plan of Development approval.
 5. Heating and air conditioning equipment shall be screened.
 6. All required transitional buffers shall be left in their natural state except as required for easements or improvements required by the County of Henrico at the time of Plan of Development.
 7. The building shall not exceed forty-five (45) feet in height.
 8. Any exterior refuse enclosures shall be constructed of materials compatible with the building.
 9. Trash pickup and parking lot cleaning shall not be done on Sunday and will be limited to between 7:00 a.m. and 8:30 p.m. Monday through Friday, between 8:00 a.m. and 8:30 p.m. on Saturday.
 10. Dedication of right-of-way will be made when requested by the Department of Public Works.
 11. There shall be no ingress or egress from Old Bethlehem Road or Copelin Road.
 12. A zoning case to rezone the environmentally sensitive areas on site to C-1 Conservation District shall be submitted prior to the approval of final construction plans by the County of Henrico.

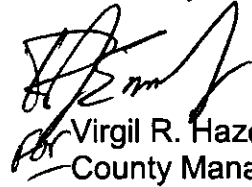
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Wilton Real Estate and Development Co.

July 14, 2006

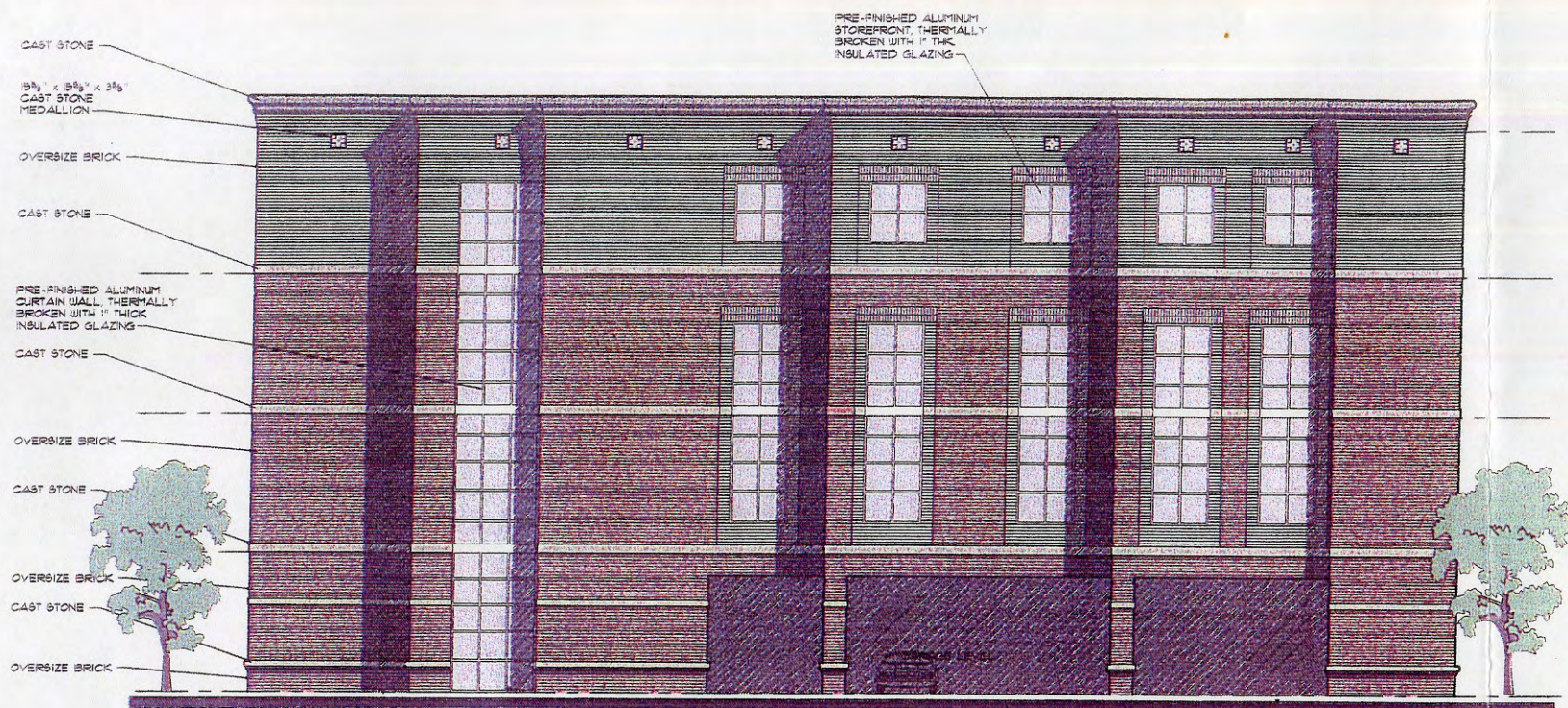
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Sincerely,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett". The signature is stylized and somewhat cursive.

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

pc: Courtney Fisher
Director, Real Estate Assessment
Conditional Zoning Index



FRONT ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

**FREEMAN
MORGAN
architects**

7229 FOREST AVENUE
SUITE 209
RICHMOND, VA. 23226
TEL. (804) 282-9700
FAX. (804) 282-8267

avlatone

WILTON OFFICE BUILDING
BETHLEHEM ROAD
HENRICO COUNTY, VIRGINIA

EXTERIOR ELEVATIONS

Job 0634
Date 05-17-06
Sheet No.

A3.1

01 of 01

C-32C-06