

A-1 to B-3
1.68 Ac.

Parcels or Portions thereof identified on this sheet are within the West Broad Street Overlay District and are subject to Special Regulation

REZ2015-00021
Zoning
 Commercial
 Three Chopt District
 400 Feet
 PS June 2015 Ref: 733-764-4118



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

September 15, 2015

ME Nuckols, LLC
2250 Old Brick Road, Suite 200
Glen Allen, VA 23060

Re: Rezoning Case REZ2015-00021

Dear Sirs:

The Board of Supervisors at its meeting on September 8, 2015, granted your request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional) part of Parcel 733-764-4118 containing 1.68 acres located between the south line of W. Broad Street (U.S. Route 250) and the north line of Graham Meadows Drive approximately 385' west of N. Gayton Road, described as follows:

Beginning at a point on the southern line of West Broad Street (U.S. Route 250) 534'± west of the western right-of-way line of Gayton Road Extended and designated as P.O.B.; thence S 28°00'39" W 831'± to center line ditch, 829.23' to survey tie line; thence S 21°21'12" E 176.77' along survey tie line; thence S 29°46'51" W 77.89' along survey tie line; thence S 76°39'56" W 186'± from center line ditch, 186.27' from survey tie line; thence N 28°00'39" E 1069.41'; thence S 61°36'34" E 48.13' to the Point and Place of Beginning and containing 1.68± acres of land.

The Board of Supervisors accepted the following proffered conditions, dated July 24, 2015, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

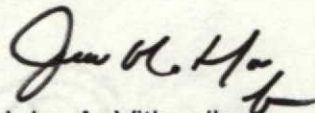
1. **Use.** The Property shall only be used for retail horticultural uses, including all of the products, services and activities associated with a florist, greenhouse and garden center operation, and for a non-exclusive access road in common with the property to the west.
2. **Signage.** No detached signage shall be permitted on the Property other than directional signage.
3. **Hours of Operation.** Hours of service to the general public will be from 8:00 a.m. to 6:00 p.m. Seasonally, during the months of December, March, April and

May, hours may be extended from 8:00 a.m. to 9:00 p.m. These restrictions shall not be applicable to the use of the non-exclusive access road.

4. **Site Lighting Controls.** Site lighting shall be located and oriented so as to minimize glare and spillover onto adjacent roadways and residential areas. Site lighting standards shall be limited to 20' maximum height. Site lighting shall be reduced to minimum security levels at close of operating hours.
5. **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.
6. **Landscape Buffer.** A minimum 25' landscape buffer, planted to "Transitional Buffer 25" standards, shall be provided adjacent to Graham Meadow Drive except to the extent necessary or allowed for utility easements, signage, grading, and other purposes requested and specifically permitted, or if required, at the time of Landscape Plan approval.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoukas
County Manager

pc: Gouldin Properties, LLC
Ms. Kate Cooper
Director, Real Estate Assessment