

**SUBJECT PROPERTY**

**REZ2019-00020**

**Zoning**

Amend Proffered Conditions  
(C-16C-81)

Fairfield District

400

0 100 200 300 400 Feet

PS April 2019 Ref: 808-722-6230



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

John A. Vithoukas  
County Manager

July 16, 2019

Mr. Chris Singh  
P.O. Box 38503  
Henrico, VA 23231

Re: Rezoning Case REZ2019-00020

Dear Mr. Singh:

The Board of Supervisors, at its meeting on July 9, 2019, approved your request to amend proffers accepted with Rezoning case C-16C-81 on Parcel 808-722-6230 located at the southeast intersection of Nine Mile Road (State Route 33) and Masonic Lane.

The Board of Supervisors accepted the following proffered conditions, dated June 10, 2019, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

The proffer accepted in Rezoning Case C-16C-81 shall be amended and replaced as follows:

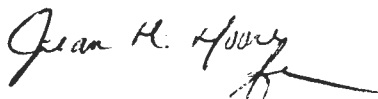
1. The property shall be restricted to the following uses:
  - Printing, publishing and engraving, blueprinting, photocopying and similar uses
  - Studio for artists, photographers, writers, teachers, jewelers, tailors and dressmakers; no retail
  - Office; business, professional or administrative; excluding medical type uses
  - Child care and adult day care centers
  - Janitorial service establishment
  - Drapery making, and furniture upholstery
  - Furniture, television and appliance service and repair; no retail
2. Outside Storage:  
No outside storage shall be allowed on the property.
3. Outdoor Lighting:  
A minimum level of outdoor lighting necessary for security purposes shall be maintained. Light pole height shall not exceed 20 feet.
4. Mechanical Equipment:  
All mechanical equipment on the property shall be screened from public view at ground level.

Mr. Chris Singh  
July 16, 2019  
Page 2

5. **Speakers:**  
No public address, speaker or paging systems shall be audible beyond the boundary line of the property.
6. **Hours of Operation:**  
There shall be no service to the public or outside activity on the subject property after 10:00 p.m. or before 6:00 a.m.
7. **Truck Deliveries:**  
No truck deliveries will be made after 7:00 p.m. or before 7:00 a.m.
8. **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.

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

Sincerely,



John A. Vithoulkas  
County Manager

pc: Caribbean Shack, LLC  
Mr. Tim Torrez  
Director, Real Estate Assessment