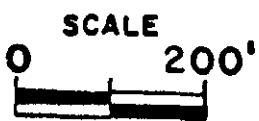


COUNTY OF HENRICO PLANNING OFFICE

C-39C-83



PT. II-BI-16 & II-BI-2
VARINA DISTRICT



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

August 15, 1983

FRANK A. FAISON
County Manager

Re: Conditional Rezoning Case C-39C-83

Boddie-Noell Enterprises, Inc.
1021 Noell Lane
Rocky Mount, N.C. 27801

Gentlemen:

The Board of Supervisors at its meeting on August 10, accepted the amended proffered conditions and conditionally rezoned the following described property from O-2 Office and B-3 General Business to B-2 Community Business and B-3 General Business District (Conditional):

Parcel 11-B1-16, Part 11-B1-13 and part 11-B1-2 being part of Reserved Lot, Block I, Sec. D, Virginia Heights Subdivision:

Beginning at a point 504.02' from the N. line of Williamsburg Road; thence N. 12° 26' 45" W., 200' to a point; thence N. 83° 30' 00" E., 277.03' to a point; thence S. 2° 21' 35" E., 199.44' to a point; thence S. 83° 30' 00" W., 241.91' to the point of beginning, containing +- 1.19 acres.

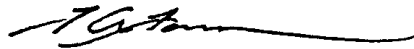
The Board of Supervisors accepted the following amended proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

- (a) No adult book stores shall be permitted on the property.
- (b) Lighting in any parking lot shall be of low intensity and shall be positioned in such a manner as to minimize the impact of such lighting on adjacent residential areas and shall be of such a type as approved by the Planning Commission.
- (c) The property will be properly buffered and screened from adjacent residential buildings (except to the extent required to construct utility lines or driveways, if any) as same shall be required and approved by the Henrico County Planning Commission.
- (d) The restaurant building shall utilize appropriate sensing devices/reference any drive-in service windows.
- (e) The restaurant building shall utilize appropriate noise and odor control devices.
- (f) The applicant shall obtain the necessary interest, by easement or otherwise, to permit an access driveway for the subject property to be located opposite the median cross-over.

Boddie-Noell Enterprises, Inc.
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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 amended proffers in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. and Mrs. Robert N. Johnson
Richmond Food Systems, Inc.