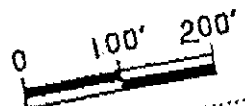


OFFICES / FINANCIAL INST.  
C-9C-89

COUNTY OF HENRICO PLANNING OFFICE  
PT. 11-A2  
VARINA DISTRICT



R-3 To M-1C  
0.42 ac.

R-3 To O-2C  
0.768 ac.



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

W.F. LaVECCHIA, P.E., AICP  
County Manager

February 14, 1989

Re: Conditional Rezoning Case C-9C-89

Richmond Business Center Associates  
700 East Main Street  
Richmond, Virginia 23219

Gentlemen:

The Board of Supervisors at its meeting on February 8, granted your request to conditionally rezone property from R-3 One Family Residence to O-2C Office (Conditional) and M-1C Light Industrial Districts (Conditional), described as follows:

Part of Parcel 11-A2-33:

Parcel 1 - Rezoned to M-1C

Beginning at a point on the western right-of-way of S. Airport Drive 234.58 feet north of the northern right-of-way line of the Southern Railroad; thence continuing along the right-of-way of Airport Drive as it curves into Eastpark Court on a curve deflecting to the left, having a radius of 40 feet, a length of 61.05 feet to a point of tangency; thence continuing along the right-of-way line of Eastpark Court N 69 degrees, 00' 00" W, 7.10 feet to a point of curve; thence continuing along the right-of-way of Eastpark Court on a curve deflecting to the left having a radius of 51.96 feet a length of 15.05 feet to a point; thence S 4 degrees, 24' 00" W 35.00 feet to a point; thence S 55 degrees 29' 32" E 17.42 feet to a point; thence S 71 degrees, 33' 29" 35.00 feet to the point of beginning, containing 0.042 acre and shown on a plat prepared by Youngblood, Tyler and Associates, dated October 24, 1988, entitled "Rezone to M-1C and O-2C, from R-3, Lot 1, Block "A", Sammis Business Center".

Parcel 2 - Rezoned to O-2C

Beginning at a point marking the intersection of the western right-of-way of S. Airport Drive and the northern right-of-way line of the Southern Railroad; thence along the northern right-of-way line of the Southern Railroad N 78° 56' 03" W 182.65 feet to a point on the eastern right-of-way of Eastpark Court; thence along the said eastern right-of-way of Eastpark Court on a curve deflecting to the left, having a radius of 636.40 feet, a length of 126.31 feet to a point of tangency, thence continuing along said right-of-way of Eastpark Court N 30° 00' 00" E 138.33 feet to a point of curve; thence continuing along the said right-of-way of Eastpark Court on a curve deflecting to the right having a radius of 51.96 feet, a length of 73.46 feet to a point; thence S 4° 24' 00" W 35.00 feet to a point; thence S 55 degrees 29' 32" E 17.42 feet to a point; thence S 71° 33' 29" E 35.00 feet to a point on the western right-of-way line of Airport Drive; thence along the said right-of-way line of Airport Drive on a curve deflecting to the left, having a radius of 1528.40 feet, a length of 196.96 feet to a point of tangency; thence continuing along the said right-of-way of Airport Drive S 11° 03' 30" W 37.62 feet to the point of beginning, containing 0.768 Acre and shown on a plat prepared by Youngblood, Tyler and Associates, dated October 24, 1988, entitled "Rezone to M-1C and O-2C, from R-3, Lot 1, Block "A", Sammis Business Center".

Richmond Business Center Associates

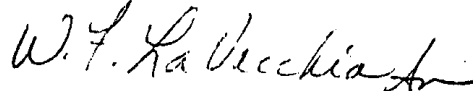
Page 2

February 14, 1989

The Board of Supervisors accepted the attached three proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



W. F. LaVecchia, P.E., A.I.C.P.,  
County Manager

Attachments:

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Jay M. Weinberg, Esquire



COUNTY OF HENRICO, VIRGINIA

RECEIVED

JAN 6 1989

PLANNING OFFICE  
COUNTY OF HENRICO

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

AMENDED

AND RESTATED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:  
RICHMOND BUSINESS CENTER ASSOCIATES

By

Signature of Owner or Applicant\*

Attorney-in-Fact

Date

*[Signature]*  
8, 1989

\* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

C-9C-89

RICHMOND BUSINESS CENTER ASSOCIATES  
PROPOSED O-2C AND M-1C ZONING

1. Restrictions on M1-C Parcel. That portion of the Property zoned M-1C shall be used solely for purposes of a ground-mounted sign identifying the Sallis Business Center, or such other name as the development shall be given from time to time, and landscaping and lighting incidental thereto, and only such other purposes as are specifically required or permitted at the time of Plan of Development review. No sign shall exceed fifteen (15) feet in height above ground level and may only be illuminated from an internal or concealed source and shall be appropriately landscaped.

2. Use Restriction on Property. No funeral home shall be operated on the Property.

3. Parking Lot Lighting. Parking lot lighting shall be produced from concealed sources of light, and shall be reduced to no more than a security level following the close of business on the Property. Parking lot lighting standards shall not exceed twenty (20) feet in height.

ACCEPTED BY THE BOARD OF SUPERVISORS  
FEB. 8, 1989

PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

W.F. LaVECCHIA, P.E., AICP  
County Manager

February 14, 1989

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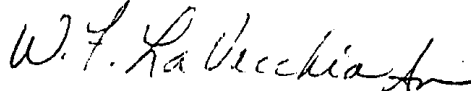
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W. F. LaVecchia, P.E., A.I.C.P.,  
County Manager

Attachments:

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Jay M. Weinberg, Esquire



COUNTY OF HENRICO, VIRGINIA

RECEIVED

JAN 6 1989

PLANNING OFFICE  
COUNTY OF HENRICO

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ORIGINAL

AMENDED

AND RESTATED

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RICHMOND BUSINESS CENTER ASSOCIATES

By [Signature]  
Signature of Owner or Applicant\* Attorney-in-Fact

[Signature] 1/6, 1989  
Date

\* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

C-9C-89

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FEB. 8, 1989

PLANNING OFFICE