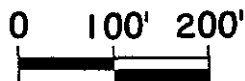


90-A-29

AMEND PROFFERED CONDITIONS

TUCKAHOE DISTRICT

C-89C-96



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 18, 1996

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-89C-96

The Southern School Board of the
Southern Baptist Convention
127 Ninth Avenue North
Nashville, TN 37234

Gentlemen:

The Board of Supervisors at its meeting on December 11, 1996 granted your request to amend proffered conditions on Conditional Rezoning Case C-81C-78, being Parcel 90-A-29.

The following substitute proffered conditions accepted by the Board of Supervisors, further regulate the use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance).

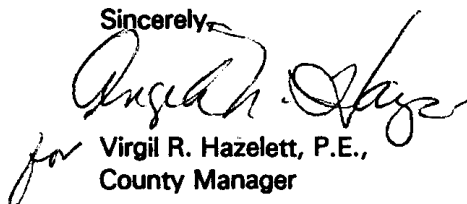
A. The following uses shall not be permitted on the Property:

1. Adult book store(s);
2. A facility for the sale, rental or display of pornographic material (as determined by community standards for the area in which the Property is located);
3. Sales or service of guns or firearms;
4. Funeral home, or mortuary or undertaking establishment;
5. Convenience store. For purposes of this proffer, a convenience store is defined as a retail outlet, such as 7-Eleven, Fas Mart or Quik Stop, which primarily offers a limited array of convenience foods, household, automotive and personal items, such as sandwiches, candies and snacks, bottled drinks in individual servings, magazines and cigarettes. This definition specifically excludes restaurants, delicatessens, pharmacies or similar stores.
6. Massage Parlor(s).

B. There shall be no direct access from Quioccasin Road to the Property other than as may currently exist.

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 condition in the Conditional Zoning Index.

Sincerely,


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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Andrew M. Condlin, Esquire