



COUNTY OF HENRICO PLANNING OFFICE

SCALE

0 100' 200'

86-B2- pt. of 9

THREE CHOPT DISTRICT

C-50C-81

PLANS



FRANK A. FAISON  
County Manager

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

October 19, 1981

Re: Conditional Rezoning Case C-50C-81

Western Associates  
c/o Mr. Marcus M. Weinstein  
2717 Willard Road  
Richmond, Virginia 23229

Jones Motor Car Company, Inc.  
2923 West Broad Street  
Richmond, Virginia 23230

Gentlemen:

At its October 14 meeting, the Board of Supervisors accepted your amended and restated proffered conditions and conditionally rezoned the below described property from B-2 Community Business to B-3 General Business District in accordance with your request and the Planning Commission's recommendation.

The rezoned property identified as part of tax parcel 86-B2-9 is described as follows:

Beginning at a point on the S. line of Broad Street Road, as proposed to be broadened, approximately 499.52' west of its intersection with proposed Tuckernuck Drive; thence S.  $31^{\circ} 15' 05''$  W., 933.11' to a point; thence N.  $63^{\circ} 25' 40''$  W., 281.00' to a point; thence N.  $31^{\circ} 15' 05''$  E., 933.11' to a point on the S. line of Broad Street Road widened; thence along said south line S.  $63^{\circ} 25' 40''$  E., 281.00' to the point of beginning, containing 6 acres.

The following proffered conditions were accepted by the Board of Supervisors and further regulate the property in addition to all applicable provisions of Chapter 22 of the Code of Henrico (Zoning Ordinance).

1. The principal uses of the Property shall be limited to automobile sales, service, repair and equipment establishments and uses permitted in a B-2 Community Business District.
2. Parking lot and other exterior lighting 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 be of such type as required by the Planning Commission at the time of Plan of Development approval. Such lighting shall be reduced after 10:00 p.m. each evening to a level sufficient to maintain security.
3. A twenty (20) foot buffer area will be maintained along the southerly boundary line of the Property and such buffer area on the westerly boundary line of the Property as shall be required by the Planning Commission at the time of Plan of Development approval (the "Buffer Areas"), except to the extent required for the construction, operation and maintenance of utility easements, driveways or other purposes required

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by the Planning Commission. Any existing plantings in the Buffer Areas will be maintained to the extent practicable, and supplemental landscaping shall be provided as required by the Planning Commission at the time of Plan of Development approval. Underbrush, fallen, diseased or dead plant growth may be removed from the Buffer Areas.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to place a copy of the accepted proffered condition in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,  
County Manager

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