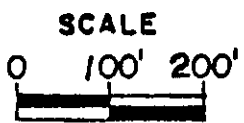


COUNTY OF HENRICO PLANNING OFFICE

C-26C-82



pt. of 86-B2-16⁸ ADJ. ROAD
THREE CHOPT DISTRICT
J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

March 15, 1983

Re: Conditional Rezoning Case C-26C-82

Mr. G. William Carneal
1800 Dabney Road
Richmond, Virginia 23230

Dear Mr. Carneal:

The Board of Supervisors at its meeting on March 9, accepted your amended proffered conditions and amended request and rezoned your below described property from A-1 Agricultural to B-3 General Business District in accordance with your request and the recommendation of the Planning Commission. The Board of Supervisors permitted withdrawal of your request to amend previously accepted proffered conditions.

The conditionally rezoned property being part of a previous road in common abutting the east line of Parcel 86-B1-16 is described as follows:

Parcel B:

Beginning at a rod on the S. line of Broad Street Road 506' more or less west of the W. line of Homeview Drive extended; thence S. $190^{\circ} 32' 00''$ W., a distance of 1202.71' to a rod; thence N. $63^{\circ} 25' 52''$ W., a distance of 18.14' to a rod; thence N. $190^{\circ} 32' 00''$ E., a distance of 1202.58' to a rod on the S. line of Broad Street Road; thence along the S. line of Broad Street Road S. $63^{\circ} 35' 30''$ E., a distance of 18.12' to a rod marking the point of beginning, containing .497 acre.

The Board of Supervisors accepted your following 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:

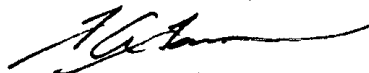
1. The Applicant shall conduct and operate an automobile sales agency for new and used vehicles.
2. The rear or southerly line of the property shall be buffered with a 50-foot strip along said southerly line of suitable greenery.
3. All of the property zoned B-3 Conditional, from the front of the buildings to be erected on the premises to the rear or southern line of the parcel zoned B-3 Conditional shall be protected with a security fence.
4. Exterior lighting shall be reduced after 10:00 p.m. each evening to a level sufficient to maintain security.
5. The applicant shall prohibit access from the property to St. Martin's Lane.
6. The eastern line of the property shall be buffered with a suitable greenery 10 feet in width, in a strip along the eastern line beginning approximately 460 feet from the southern line of Broad Street Road (at a point corresponding to the rear line of the property adjacent to the east zoned B-1).

Mr. G. William Carneal
Page 2
March 15, 1983

7. The rezoned area shall extend from the southern line of Broad Street Road for a depth of approximately 1000 feet to correspond to the extension of B-3 Conditional zoning on the property now owned by applicant.
8. Dealership shall not operate on Sunday.
9. The applicant will not construct or maintain a body repair shop at the site.
10. These proffers shall be binding upon the undersigned and their respective assigns and successors in interest for so long as the property remains zoned B-3, or such other substantially similar classification permitting automotible dealership operation as the principal use, or unless and until same are amended or modified by the County of Henrico, Virginia, or its designee.

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 conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Malcolm M. Christian