



C-290-83



COUNTY OF HENRICO PLANNING OFFICE

105-A2-4

FAIRFIELD DISTRICT
JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

June 10, 1983

Re: Conditional Rezoning Case C-29C-83

Mr. Charles Steven Flournoy
4801 Brook Road
Richmond, Virginia 23227

Dear Mr. Flournoy:

At its June 8 meeting, the Board of Supervisors accepted your proffered conditions and conditionally rezoned your below described property from B-1 Neighborhood Business to B-3 General Business District in accordance with your request and the recommendation of the Planning Commission.

The conditionally rezoned property being Parcel 105-A2-4 is described as follows:

Beginning at an iron rod in the eastern right of way line of U.S. Route 301, 100' south, measured along such line, from a bench mark on the corner of a wheel guard of the bridge across Brook Run; thence eastwardly S. $63^{\circ} 37' 42.5''$ E., 225.0' to an iron rod; thence S. $26^{\circ} 22' 17.5''$ W., 250.0' to an iron rod; thence N. $63^{\circ} 37' 42.5''$ W., 225.0' to an iron rod in the eastern right of way line of U.S. Route 301; thence along said E. line N. $26^{\circ} 22' 17.5''$ E., 250.0' to a rod and the point of beginning, containing 1.291 acres.

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:

I. Principal uses permitted shall be: (A) Any principal use permitted and as regulated in the B-1 District, subject to the conditions specified in Section 22-65 of Henrico County Zoning regulations. (B) Maintenance and repairs of the vehicles and equipment which belong to the business at that location. All repair work shall be conducted entirely within an enclosed building. (C) Storage, maintenance and sales of nursery goods and related items such as mulch, peatmoss, straw etc.

II Uses not permitted shall be: (A) Sales lot for automobiles, trucks, trailers, farm machinery. (B) Bowling, skating, billiards, video arcade and similar recreational establishments. (C) Drive-in theatre, golf driving range, amusement park, target range, (D) Veterinarian hospital. (E) Building material supply yard. (F) Sheet metal shop. (G) Fortune teller, palmist etc.

Mr. Charles Steven Flourney
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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