

B-1/A-1 To B-3C
4.77 ac.

COUNTY OF HENRICO PLANNING OFFICE

86-B2-21
THREE CHOPT DISTRICT

C-61C-86



JAS



W. F. LAVECCHIA, P.E.
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

~~July~~ AUGUST 19, 1986

Re: Conditional Rezoning Case C-61C-86

Mr. W. Clarke Hyman
Haywood-Clarke Buick, Inc.
7837 Carousel Lane
Richmond, Virginia 23229

Dear Mr. Hyman:

The Board of Supervisors at its meeting on August 13, granted your request to conditionally rezone property from A-1 Agricultural and B-1 Neighborhood Business to B-3C General Business District (Conditional), Parcel 86-B2-21, described as follows:

Parcel 1

Beginning at a point on the S. line of U. S. Rt. 250 (Broad Street) 264.67' west of the W. line of Homeview Drive; then S. $0^{\circ} 28' 44''$ E., 502.3'; then N. $64^{\circ} 53' 53''$ W., 438'; thence N. $19^{\circ} 49' 22''$ E., 461'; then S. $63^{\circ} 35' 52''$ E. to the point of beginning.

Parcel 2

Beginning at the southeast corner of Parcel I described above; then S. $0^{\circ} 28' 44''$ E., 125'; then N. $63^{\circ} 15' 47''$ W., 483.05'; then N. $19^{\circ} 49' 22''$ E., 99.3'; then S. $64^{\circ} 53' 53''$ E., 438.00' to the point of beginning.

The Board of Supervisors accepted the 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:

- (a) The principal uses of the Property shall be limited to automobile sales, service, repair and equipment establishments and to uses permitted in a B-2 community business district.
- (b) 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 non-commercial areas and shall be of such type as required by the Planning Commission at the time of Plan of Development approval. Such lighting shall be reduced to a level sufficient to maintain security when the business on the property closes to the public each evening.
- (c) (1) A 20-foot wide area will be maintained along the northern boundary line of the property as a green and landscaped area as required by the Planning Commission at the time of Plan of Development approval. This area may be disturbed only to the extent required for the construction, operation and maintenance of utility easements, ingress and egress or other purposes required by the Planning Commission.

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- (c) (2) A security fence shall be installed and maintained along the southern boundary line of the property. A 10-foot buffer area will be maintained adjacent to the security fence along the southern boundary line of the property. This buffer area shall be maintained as shall be required by the Planning Commission at the time of Plan of Development approval.

The buffer area shall be disturbed only to the extent required for the construction, operation and maintenance of utility easements or other purposes required by the Planning Commission. If the buffer area should be so disturbed, the Planning Commission may require an alternate additional buffer area immediately adjacent to this buffer area with such alternate additional buffer area being of the width and length of that portion of the 10-foot buffer area so disturbed.

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 planting growth may be removed from the buffer areas provided the removed underbrush is replaced by appropriately chosen plant materials.

- (c) (3) A 6-foot high opaque fence will be maintained along such portion of the eastern boundary line of the property that is adjacent to residentially zoned property. In addition thereto, any existing trees exceeding six feet in height and located within ten feet of such opaque fence shall be maintained as required by the Planning Commission at the time of the Plan of Development approval.
- (d) There shall be no vehicular access from the Property to St. Martin's lane.
- (e) No body repair shop shall be located on the property.
- (f) No external loudspeaker system shall be operated on the Property.
- (g) No vehicles shall be parked, stored or displayed in areas not designed for, approved and constructed for such parking, storage or display.
- (h) Signage and hours of operation on the property shall be limited to B-2 standards. There shall be no portable or mobile signs on the property.

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(i) Except for windows and doors, there shall be no exposed metal on the front exterior facade or the roof on any building adjacent to Broad Street and on the exterior side of such building for a distance equal to the depth of such building used for sales and administrative offices.

There may be exposed metal on the front, rear, and sides or roof of any other building constructed on the property, provided that the side of any such building facing towards Homeview Drive and visible from Broad Street shall not be more than fifty percent metal.

No building shall be erected on the property within forty feet of the eastern boundary line of the property that is adjacent to residentially-zoned property.

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,


for W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Real Estate Assessment
✓ Conditional Zoning Index
Mr. Ralph L. Axselle, Jr.
Mr. G. William Carneal