



COUNTY OF HENRICO PLANNING OFFICE

Pt. 86-A2-15

THREE CHOPT DISTRICT

C-62C-86



JAS

November 18, 1986

Re: Conditional Rezoning Case C-62C-86

Mr. W. Randolph Cosby, Sr.
8400 West Broad St.
Richmond, Virginia 23229

Dear Mr. Cosby:

The Board of Supervisors at its meeting on November 12, granted your request to conditionally rezone property from B-2 Community Business to B-3C General Business District (Conditional), described as follows:

Part of Parcel 86-A2-15:

Beginning at a point on the north line of Broad Street Road, 918 \pm ' west of its intersection with the W. line of Tuckernuck Drive; thence along the N. line of Broad Street Road, N. $63^{\circ} 51' 37''$ W., 150 \pm ' to a point; thence N. $26^{\circ} 08' 23''$ E., 300 \pm ' to a point; thence S. $63^{\circ} 51' 37''$ E., 100 \pm ' to a point; thence S. $26^{\circ} 08' 23''$ W., 50 \pm ' to a point; thence S. $63^{\circ} 51' 37''$ E., 50 \pm ' to a point; thence S. $26^{\circ} 08' 23''$ W., 250 \pm ' to the point of beginning, containing .95 acre \pm .

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:

1. The use of the property shall be limited to a car wash and to those uses permitted in a B-2 district.
2. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m.
3. Lighting on the property shall be in accordance with a lighting plan submitted to the Planning Commission for approval; lighting shall be positioned so as not to project onto adjacent and adjoining residential properties; and lighting shall be reduced between 9:00 p.m. and 6:00 a.m. daily to the minimum necessary for proper security.
4. There shall be no outside public address system permitted on the property.
5. There shall be no temporary mobile signs displayed along the Broad Street frontage of the property.
6. Special attention shall be given to landscaping on the property, and a landscaped area at least 15 ft. deep shall be provided along the south line of the property fronting on Broad Street, all in accordance with a landscape plan to be submitted to the Planning Commission for approval.

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7. The removal of trash by refuse service or otherwise shall be conducted only during the hours of operation.
8. Signage shall be as permitted and regulated in a B-2 zoning district.
9. No parking shall be permitted in the landscaped area along the south line of the property fronting on Broad Street, as provided in Proffer 6.
10. The building to be erected on the property shall be constructed of brick and wood. The brick shall be Webster #209 utility size, or comparable. The wood shall be weathered wood stained with Cabot stain "Spruce Blue", or comparable. The building shall be designed and constructed substantially in accordance with sketch which is filed in this case and identified as Exhibit A.
11. Best efforts will be used to prevent backup adjacent to the site on the entrance road and on Broad Street. In the event a backup occurs, the car wash will stop taking cars until there are spaces available on the site.

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,



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

RJD:jt
cc: Clerk, Board of Supervisors
Real Estate Assessment
Conditional Zoning Index
Mr. Edward E. Willey, Jr.

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