

CHOP. ETR.

C-19C-87

COUNTY OF HENRICO PLANNING OFFICE
 2-B2-16,17,18,19,46,47,65
 FAIRFIELD DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 14, 1987

W.F. LaVECCHIA, P.E., AICP
County Manager

Re: Conditional Rezoning Case C-19C-87

Mr. and Mrs. Joseph A. Mehlbrech, Jr.
512 Conley Road
Richmond, Virginia 23227

Dear Mr. and Mrs. Mehlbrech:

The Board of Supervisors at its meeting on April 8, accepted your proffered conditions and granted your request to conditionally rezone property from O-2 Office, B-1 Neighborhood Business, B-3 General Business and R-4 One Family Residence to B-3C General Business District (Conditional), described as follows:

Parcels 2-B2-16, 17, 18, 19, 46, 47, and 65, described as follows:

Beginning at a point located at the southeast corner of the intersection of Mechanicsville Turnpike and Harvie Road; thence N. $64^{\circ} 42' 37''$ E., 80.06' to a point; thence S. $88^{\circ} 32' 32''$ E., 20.74' to a point; thence S. $6^{\circ} 37' 33''$ E., 11.69'; thence S. $88^{\circ} 57' 39''$ E., 31.33'; thence N. $87^{\circ} 30' 00''$ E., 59.84'; thence along the southern right of way line of Harvie Road N. $89^{\circ} 54' 04''$ E., 180.51' to a monument; thence S. $0^{\circ} 44' 31''$ W., 283.12'; thence S. $89^{\circ} 16' 00''$ E., 100.00' to a point; thence S. $00^{\circ} 27' 54''$ W., 150.00' to a point; thence S. $00^{\circ} 23' 00''$ W., 144.42' to a pipe; thence S. $38^{\circ} 35' 39''$ W., 833.88'; thence N. $53^{\circ} 50' 56''$ W., 696.12' to a rod; thence N. $50^{\circ} 59' 48''$ E., 29.37' to a monument; thence N. $51^{\circ} 12' 53''$ W., 19.62' to a monument; thence along the eastern right of way line of U.S. Route No. 360 (Mechanicsville Turnpike) N. $38^{\circ} 47' 07''$ E., 506.00' to a monument; thence S. $51^{\circ} 12' 53''$ E., 16.00' to a monument; thence N. $38^{\circ} 47' 07''$ E., 24.00' to a monument; thence N. $51^{\circ} 12' 53''$ W., 16.00' to a monument; thence continuing along the eastern right of way line of U.S. Route No. 360 (Mechanicsville Turnpike) N. $38^{\circ} 47' 07''$ E., 451.00' to the place of beginning, containing 17.5 acres.

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. * Any principal use permitted and as regulated in the "B-2" District. * EXCEPT #4 BELOW
2. Business signs as permitted and regulated in the "B-2" District.
3. Hours of any business located on the property shall be as permitted and regulated in the B-2 community business district.
4. Building material sales yard, not including concrete mixing. Sales yard to be screened with suitable fencing material and fir trees or similar trees to landscape the sales yard.

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5. The following parcels will have a 25 foot wide natural or landscaped wooded buffer area along their boundary with adjoining land that is not part of this application. The buffer area shall be along the eastern and southern boundaries of the subject property, abutting other properties that are zoned R-4 for residential purposes.
6. Applicant will install an 8' high chain link fence located 25' away from and along the common boundary line of the property belonging to William and Eilee C. Darhanian, the Fairfield Presbyterian Church and a 144.42' portion of the common boundary with Herman C. and Ravenia T. Olney. This fence will be installed prior to the issuance of occupancy permits for the buildings to be constructed on this property.
7. There shall be a minimum 10' wide landscaped strip along Mechanicsville Turnpike and Harvie Road.
8. Ingress and egress to the subject property will be limited to Mechanicsville Turnpike and Harvie Road.

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., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Robert G. Doyle
Ms. Beverly J. Tyler
Ebony Enterprises, Inc.
Lewis M. & B. B. Jenkins
Arlington Iron Works
Ms. Gwendolyn G. Richards