

AUTO DEALERSHIP

COUNTY OF HENRICO PLANNING OFFICE
 PT. 86-B1-16
 THREE CHOPT DISTRICT

C-79C-87



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 15, 1987

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

Re: Conditional Rezoning Case C-79C-87

Mr. Malcolm M. Christian
Suite 1300, 700 E. Main St.
Richmond, Va. 23219

Dear Mr. Christian:

The Board of Supervisors at its meeting on December 9, granted your request to conditionally rezone from A-1 Agricultural to B-3C General Business District (Conditional), property described as follows:

Part of Parcel 86-B1-16:

Beginning at a concrete monument on the S. line of Broad Street Road, 506' more or less west along the S. line of Broad Street Road from its intersection with the W. line of Homeview Drive extended; thence S. $19^{\circ} 32' 00''$ W., 1040.18' to a concrete monument marking the true point of beginning, thence S. $19^{\circ} 32' 00''$ W., 162.53' to a concrete monument; thence N. $63^{\circ} 25' 52''$ W., 667.68' to a rod in concrete; thence N. $38^{\circ} 51' 16''$ E., 163.33' to a concrete monument; thence S. $63^{\circ} 35' 30''$ E., 613.02' to a concrete monument marking the true point of beginning, containing 2.358 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. The principal uses of the Property shall be limited to automobile sales, service, repair and equipment establishments and to uses permitted to a B-2 Community Business District.
2. A 50-foot wide area will be maintained along the rear or southern 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.
3. A security fence shall be installed and maintained along the eastern, southern and western boundary lines of the property.
4. A 25 foot buffer area will be maintained along the eastern and 10 foot buffer (along the) western boundary lines of the property. These buffer areas 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.

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5. 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.
6. There shall be no vehicular access from the Property to St. Martin's Lane.
7. No body repair shop shall be located on the Property.
8. No external loudspeaker system shall be operated on the Property.
9. No vehicles shall be parked, stored or displayed in areas not designed for, approved and constructed for such parking, storage or display.
10. Hours of operation on the property shall be limited to B-2 standards.
11. No building shall be erected on the property.
12. The dealership shall not operate on Sunday.
13. No vehicle under repair or awaiting repair will be stored on the 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., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. G. William Carneal