



MARINE STORE

COUNTY OF HENRICO PLANNING OFFICE

C-85C-87



11-A2-9  
VARINA DISTRICT

JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

January 19, 1988

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

Re: Conditional Rezoning Case C-85C-87

Mr. William W. South, Jr.  
1561 Early St.  
Sandston, Virginia 23150

Dear Mr. South:

The Board of Supervisors at its meeting on January 13, granted your request to conditionally rezone from R-3 One Family Residence to B-3C General Business District (Conditional), property described as follows:

Parcel 11-A2-9:

Beginning at a rod on the south side of Airport Drive; thence N. 62° 03' 30" E., 190.66' to a rod; thence S. 3° 19' 10" W., 262.06' to a stone; thence S. 4° 09' 00" W., 430.52' to a stone; thence N. 83° 48' 30" W., 163.02' to a rod in pipe; thence N. 3° 54' 50" E., 585.45' to the point of beginning, containing 2.40 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 use of the subject property shall be limited to the display, sales and repair of boats, marine supplies and marine accessories as permitted in the B-3 General Business District as well as those uses permitted in the B-2 Community Business District.
2. Outside storage shall be limited to boats, boat accessories and boat trailers which are being displayed for sale or awaiting repair. Unrepairable or junked boats or boat parts shall not be stored on the property.
3. A landscaping strip a minimum of 10' in width shall be maintained along Airport Drive. Such strip may be penetrated only by an access drive(s).
4. Signage shall be as permitted and regulated in B-2 Community Business District.
5. All adjacent residential property shall be screened or buffered by a five foot wooden fence or a 10' wide strip of densely planted evergreens with a minimum height of 5'. Outside lighting shall be shielded or directed away from the adjoining residential property.
6. No access to or from Jennings Road and this property shall be permitted.

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7. The hours of operation shall be those as permitted and regulated in a B-2 Community Business District.
8. There shall be no loud speaker system audible outside the building.

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