



COUNTY OF HENRICO PLANNING OFFICE

AUTO & TRUCK SERVICE

86-B2-108

C-105C-88

THREE CHOPT DISTRICT



JAS

December 27, 1988

Re: Conditional Rezoning Case C-105C-88

The Linhart Company
c/o Mr. J. Theodore Linhart
6517 West Broad Street
Richmond, Virginia 23230

Gentlemen:

The Board of Supervisors at its meeting on December 21, granted your request to conditionally rezone from B-2 and B-3 Business to B-3C Business District (Conditional), described as follows:

Parcel 86-B2-108:

Beginning at a point in the western line of Skipwith Road, said point being 125.28' south of the intersection of said western line of Skipwith Road with the southern line of Broad Street Road; thence from said point of beginning S. 2° 34' 07" E, 320.00' along said western line of Skipwith Road to a point; thence S. 85° 48' 25" W, 286.73' to a point; thence N. 30° 48' 00" W., 334.53' to a point; thence N. 69° 18' 30" W, 95.74' to a point; thence N. 40° 43' 00" E, 204.88' to a point; thence S. 54° 26' 23" E, 288.68' to a point; thence N. 78° 56' 00" E, 167.09' to the point of beginning, containing 3.36 acres.

The Board of Supervisors accepted the attached eleven proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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

AJM:jt
Attachments:

cc: Clerk, Board of Supervisors
Meadowbrook Associates, Inc.
Mr. Philip deB. Rome

AMENDED AND SUBSTITUTED PROFFERS
C-105C-88
December 21, 1988

1. The principal uses on the property shall be limited to automobile and truck sales, service, repair, equipment and parts establishments and those uses permitted in a B-2 Community Business District, except that the following uses shall be prohibited:

- (a) automotive filling stations.
- (b) laundromats.
- (c) convenience stores.
- (d) animal hospitals or clinics
- (e) flea markets or temporary outdoor sales stands (other than vehicle sales.
- (f) video or pool parlors.
- (g) hotels or motels.
- (h) plant nurseries.
- (i) radio or television stations.
- (j) automotive or truck body repair or paint shops.

2. All automobile or truck repair work and mechanical operations shall be performed within enclosed, air-conditioned buildings on the property.

3. No trucks larger than light duty trucks shall be stored or displayed for sale on the property. For purposes of this

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condition, "light duty trucks" shall be defined as vans, pickups and utility vehicles and modifications thereof provided that said vehicles have no larger than a one ton chassis. No vehicles incapable of being legally operated on the public roadways shall be parked or stored outside of an enclosed building except those vehicles awaiting sale or repair. No vehicles shall be stored on the property other than those awaiting sale, service or repair or those awaiting pick-up following sale, service or repair.

4. No outside public address, paging or speaker systems shall be installed on the property.

5. A solid board fence and vegetative screen at least six (6) feet in height or a comparable visual screen shall be maintained along the southern line of the property adjacent to the adjoining parcel which fronts on Skipwith Road.

6. All refuse shall be stored in containers which are screened from public view. All exterior refuse containers shall be stored in the western portion of the property. No refuse shall be picked up from the property prior to 7:00 a.m. or after 5:00 p.m. or on any Saturdays or Sundays.

7. The hours of operation (including the acceptance of delivery of vehicles) shall be limited to a period between 7:00 a.m. and 10:00 p.m.

8. Parking lot lighting standards shall not exceed 25 feet in height. Parking lot lighting shall be provided by directional fixtures, which shall be positioned in such a manner as to

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minimize the impact of such lighting offsite. Parking lot lighting shall be reduced to a security level following the closing of business operations.

9. No business activity will be conducted on the property on Sundays.

10. The B-2 sign restrictions provided in the Henrico County Code shall apply to the property, except that the aggregate total sign area of all attached, detached and projecting business signs on the property may not exceed 167 square feet and the height of any detached sign shall not exceed 32 feet. All signs attached to the building shall be flush mounted and shall not extend above the roof line. Any lighted sign on the property shall be internally lighted.

11. ~~No vehicles shall be parked or displayed within ten (10) feet of the eastern line of the property.~~ *a ten (10) foot landscaped buffer shall be maintained along the eastern line of the property exclusive of entranceways and a single detached sign. No vehicles shall be parked or displayed within said landscaped buffer.*

MEADOWBROOK ASSOCIATES, INC.

By: Philip B. Stone

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