

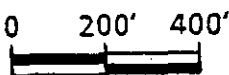
COUNTY OF HENRICO PLANNING OFFICE

AUTO. RFR. SHCP

C-11C-88

PT. 86-B2-92

THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

April 19, 1988

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

Re: Conditional Rezoning Case C-11C-88

Mr. W. S. Richardson, Jr.  
3551 Bittersweet Rd.  
Richmond, Virginia 23235

Dear Mr. Richardson:

The Board of Supervisors at its meeting on April 13, granted your request to conditionally rezone from B-2C Community Business (Conditional) and R-6C General Residence (Conditional) to B-3C General Business District (Conditional), described as follows:

Part of Parcel 86-B2-92:

Beginning at a point on the E. line of Homeview Drive 316.27' north of the N. line of Broad Street Road; thence along the E. line of Homeview Drive N.  $13^{\circ} 53' 38''$  E., 663.19' to a point; thence S.  $76^{\circ} 06' 22''$  E., 377.01' to a point; thence S.  $5^{\circ} 07' 15''$  W., 678.83' to a rod; thence N.  $57^{\circ} 40' 05''$  W., 220.00' to a rod; thence S.  $8^{\circ} 15' 57''$  W., 158.46' to a rod; thence N.  $57^{\circ} 40' 05''$  W., 302.93' to the point of beginning, containing 6.70 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 service, repair and equipment establishment as permitted in a B-3 zoning district and uses permitted in B-2 zoning districts. All services shall be performed inside the facility constructed at the site. No body repair or paint shop shall be located on the property.
2. The parking lot and other exterior lighting shall be low intensity and shall be positioned in such a manner as to minimize the impact of such lighting on any adjacent noncommercial areas; and lighting shall be reduced to a level sufficient to maintain security when the business on the property closes to the public. Exterior lighting fixtures shall be of "shoe box" or "can" design, and shall not exceed twenty (20) feet in height.
3. A 15 foot wide buffer area will be maintained along the eastern boundary line of the property abutting Virginia Home for Boys property, as a landscaped area as required by the Planning Commission at the time of Plan of Development approval. No utility easements shall be permitted in this buffer area.
4. A 6-foot chain link security fence shall be installed and maintained along the eastern boundary line of the property abutting Virginia Home for Boys property and along the southern boundary line of the property abutting Southern States Cooperative, Inc. property.

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5. A landscaped area 15 feet wide shall be constructed along the eastern line of the right-of-way of Homeview Drive, except at entrances into the property.
6. No external loudspeaker or paging system shall be operated on the Property.
7. No vehicles shall be parked or stored in areas not designed for, approved and constructed for such parking. Such storage and parking shall be restricted to customers awaiting completion of repairs, company vehicles, employees, and invitees. No wrecked, disabled, or damaged vehicles shall be parked or stored in these areas. No trucks will be stored in public view overnight or on weekends.
8. Signage and hours of operation on the property shall be limited to B-2 zoning district standards. Detached signs shall not exceed fifteen (15) feet in height.
9. The exterior building walls shall be constructed of brick except for windows and doors, and the eastern (rear) of the building and the northern side of the shop area shall be constructed of brick and earth tone finished metal.
10. The building shall not exceed twenty-five (25) feet in height, and shall be set back not less than fifty (50) feet from the eastern line of the right-of-way of Homeview Drive.
11. The building to be constructed on the southern portion of the property will be located and constructed substantially in accord with the drawing by Beamon & Associates, P.C., Consulting Engineers, and subject to such changes as may be specifically requested and approved by the Planning Commission upon an application for Plan of Development.

Construction of any future improvements on the northern portion of the property (identified on the drawing by a dotted line, and entitled "future development") shall be subject to approval of a Plan of Development for that northern portion of the property.

12. The building shall have no service bays facing Homeview Drive.
13. All trash and debris shall be located within the buildings on the premises or in standard commercial trash receptacles, suitably screened and as approved by the Planning Commission at the time of Plan of Development approval or landscape plan approval.
14. Heating and air conditioning equipment shall be screened from public view from the north, south and western directions.

Also, although not a proffer, to the extent permitted and not in conflict with existing easements and agreements of record, a 15-foot wide buffer area will be maintained along the southern boundary line of the property abutting a 25-foot private road which extends along the northern property line of Robert Shiro, Sr. and W. S. Richardson, Jr., which said buffered area to be a landscaped area as required by the Planning Commission at the time of Plan of Development approval.

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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. Malcolm M. Christian