

COUNTY OF HENRICO PLANNING OFFICE

CONVENIENCE STORE
C-49G-88

PT. 29-AI-3
 VARINA DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

August 30, 1988

Re: Conditional Rezoning Case C-49C-88

Messrs. John C. Zehler, Jr. &
Clifford T. Groome
200 E. Nine Mile Road
Highland Springs, Virginia 23075

Gentlemen:

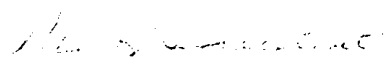
The Board of Supervisors at its meeting on August 24, granted your request to conditionally rezone from R-3 One Family Residence to B-2C Business District (Conditional), property described as follows:

Part of Parcel 29-A1-3, Robinwood Subdivision, Section A, Block A, Lot 6 on the southeast corner of Williamsburg Road (U.S.R. 60) and Robins Road and fronting 207.34' and 135.19' on each respectively.

The Board of Supervisors accepted the attached four (4) 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

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Robert F. Nelson, Jr.



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Signature of Owner or Applicant*

July 14, 1988
Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

1. The subject property shall not be used for any of the following:
 - a. flea markets or antique auctions.
 - b. garages, parking or storage.
 - c. hotel, motel, motor lodge or tourist home.
 - d. gun shop, sales or repair.
 - e. radio or television stations or studios.
 - f. recreation facilities including theaters, bowling alleys, skating rinks, swimming pools, billard or pool parlors, tennis, model race trains, electronic video rooms, bingo halls, archery ranges, and similar activities.
2. All exterior lighting shall be designed with the following criteria:
 - a. The maximum height shall be 20'.
 - b. exterior light fixtures shall be of the "shoe box" style to direct all light downward.
 - c. all exterior lighting shall be shielded to screen glare from adjacent properties.
 - d. the maximum lighting permitted at any property line where the property adjoins a residentially zoned parcel shall be 1 foot candle.
 - e. only the minimum lighting required for the security of the facility will remain on after the hours of operation.
3. Ribbed metal siding or plain untreated, unsurfaced concrete block shall not be used and the building shall be designed such that all sides shall be of the same finished material and similar in architectural detail.
4. A 6-0 high treated wood fence of a shadow box design with both sides of the fence having the same appearance, shall be erected to screen this development from all adjoining residentially zoned parcels. The fence shall be terminated 15' back from the proposed right of way lines.

CASE # C-49C-88

JUL 15 1988

AMM

PLANNING OFFICE
COUNTY OF HENRICO

PLANNING OFFICE