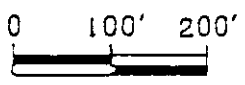


COUNTY OF HENRICO PLANNING OFFICE

AUTO DEALERSHIP  
**C-25C-89**

PT. 86 - B2-23  
 THREE CHOPT DISTRICT



(R2)A

JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

May 16, 1989

Re: Conditional Rezoning Case C-25C-89

Sanderson Hyundai, Inc.  
8903 West Broad Street  
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on May 10, granted your request to conditionally rezone from R-3 One Family Residence and B-3 Business to B-3C Business District (Conditional), property described as follows:

Part of Parcel 86-B2-23, Mimosa Park Subdivision, Well Lot, Block A, Section B.

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):


- (a) The principal uses of the Property shall be limited to automobile sales, service, repair and equipment establishments and to uses permitted in a B-2 community business district.
- (b) Parking lot lighting standards shall not exceed twenty (20) feet in height. Parking lot and other 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. Parking lot lighting shall have concealed light sources in which the luminare is concealed. Such lighting shall be reduced to a level sufficient to maintain security when the business on the Property closes to the public each evening.
- (c) A 6-foot high solid board fence will be installed and maintained along such portion of the southern and eastern boundary lines of the property that are adjacent to residentially-zoned property. In addition thereto, any existing trees exceeding six feet in height and located within ten feet of such fence shall be maintained as required by the Planning Commission at the time of the Plan of Development approval.
- (d) There shall be no driveway, service area or parking on the east side of any building constructed on the property.
- (e) No body repair shop shall be located on the Property.

Sanderson Hyundai, Inc.  
Page 2  
May 16, 1989

- (f) No external loudspeaker system shall be operated on the Property.
- (g) No vehicles shall be parked, stored or displayed in areas not designed for, approved and constructed for such parking, storage or display in accordance with Section 22-106.
- (h) Signage and hours of operation on the Property shall be limited to B-2 standards. There shall be no portable or mobile signs on the Property.
- (i) Except for windows and doors, the exposed exterior walls of any building on the property shall be of brick, glass or drivet.
- (j) No building shall be erected on the Property within forty feet of the eastern boundary line of the Property that is adjacent to residentially-zoned property.
- (k) There shall be no moving or elevated display of vehicles or flags.
- (l) No abandoned well shall be used for storage of oil products.

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

Attachments:

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Sydnor Hydrodynamics, Inc.  
Mr. Ralph L. Axselle, Jr.



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

AMENDED

C-250-89

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:

Ralph H. Huxley, attorney in fact for  
Signature of Owner or Applicant\* Sydney James

3-20-89  
Date

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

- (a) The principal uses of the Property shall be limited to automobile sales, service, repair and equipment establishments and to uses permitted in a B-2 community business district.
- (b) Parking lot lighting standards shall not exceed twenty (20) feet in height. Parking lot and other 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. Parking lot lighting shall have concealed light sources in which the luminaire is concealed. Such lighting shall be reduced to a level sufficient to maintain security when the business on the Property closes to the public each evening.
- (c) A 6-foot high solid board fence will be installed and maintained along such portion of the southern and eastern boundary lines of the property that are adjacent to residentially-zoned property. In addition thereto, any existing trees exceeding six feet in height and located within ten feet of such fence shall be maintained as required by the Planning Commission at the time of the Plan of Development approval.
- (d) There shall be no driveway, service area or parking on the east side of any building constructed on the property. ~~This paragraph shall not prohibit the display of vehicles for sale on the east side of such building if approved in accordance with Section 22-106.~~
- (e) No body repair shop shall be located on the Property.

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RLO

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C-250-89  
P102

MAR 22 1989  
PLANNING OFFICE  
COUNTY OF HENRICO

- (f) No external loudspeaker system shall be operated on the Property.
- (g) No vehicles shall be parked, stored or displayed in areas not designed for, approved and constructed for such parking, storage or display in accordance with Section 22-106.
- (h) Signage and hours of operation on the Property shall be limited to B-2 standards. There shall be no portable or mobile signs on the Property.
- (i) Except for windows and doors, the exposed exterior walls of any building on the property shall be of brick, glass or drivet.
- (j) No building shall be erected on the Property within forty feet of the eastern boundary line of the Property that is adjacent to residentially-zoned property.

(K) There shall be NO moving or elevated display of vehicles or flags

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4-11-89

(L) No abandoned well shall be used for storage of oil products ~~at~~ ~~in~~

RLA 2  
4-13-89

Done

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MAR 22 1989

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COUNTY OF HENRICO

C-25C-89

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