

COUNTY OF HENRICO PLANNING OFFICE

SHOPPING CENTER  
**C-47C-89**



®

PT. II-A2-51  
 VARINA DISTRICT

JAS



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

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

October 17, 1989

Re: Conditional Rezoning Case C-47C-89

Schwartz and Tyson Assoc.  
c/o Virginia Landmark Corp.  
P. O. Box 17070  
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on October 11, granted your request to conditionally rezone property from B-2C Business (Conditional) to B-3C Business District (Conditional), Part of Parcel 11-A2-51, described as follows:

Beginning at a point 209.0' west of the intersection of the W. line of E. Nine Mile Road and the old south line of South Airport Drive; thence S.  $29^{\circ} 40' 10''$  E., 211.18' to a point; thence S.  $62^{\circ} 35' 43''$  W., 178.14' to a point; thence N.  $29^{\circ} 40' 10''$  W., 203.17' to a point; thence N.  $60^{\circ} 01' 05''$  E., 178.00' on the S. line of South Airport Drive to the point and place of beginning, containing 0.85 acre.

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).


1. The property shall be developed as a shopping center.
2. The following uses shall not be permitted on the property:
  - a. Animal hospital or kennel with open pens.
  - b. Truck, trailer, motorcycle or bus sales, service, rental and repair, towing service and automotive body and paint shops.
  - c. Automobile, truck, or recreational vehicle, storage lot for new or used cars and other vehicles.
  - d. Boat and boat trailer sales, service and storage.
  - e. Exterminating establishment.
  - f. Fortune teller, palmist, astrologist, numerologist, clairvoyant, craniologist, phrenologist, card reader, spiritual reader or similar activity.
  - g. Janitorial service establishment.
  - h. Landscape contracting and tree service.
  - i. Mobile home sales, display and storage, or sales, rental, display and storage of travel trailers, motor homes, travel vans, and campers, and truck camper tops.

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- j. A single office-warehouse.
  - k. Public utility service buildings, including facilities for construction and repair, or for the service or storage of utility materials or equipment.
  - l. Public dance halls.
  - m. Rifle or pistol range
  - n. School for industrial training, trade or business.
  - o. Sheet metal shop or roofing company.
  - p. Shell houses or display houses.
  - q. Sign shop.
  - r. Temporary outdoor sales lots and stands.
3. Except for restaurants, grocery and convenience stores and laundromats, all uses shall be restricted to B-2 hours.
  4. The property shall be restricted to signage allowed in B-2 Business District.
  5. Outside sound speakers shall be prohibited except in conjunction with order board for a drive-thru window.
  6. All salvage and scrap materials shall be stored in enclosed facilities utilizing the same building materials as the front and side of the building. No salvage or scrap material shall be visible from public rights of way and adjacent properties.
  7. Excluding enclosed areas for storage of merchandise for sale, no outdoor sales of cars or other merchandise shall be permitted.
  8. All exterior walls shall be composed of materials utilizing the same materials as the front or side wall materials and will not include cinderblock or metal.

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

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index