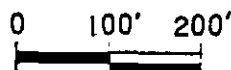


COUNTY OF HENRICO PLANNING OFFICE

SERVICE STATION / CONVENIENCE STORE

92-B2-144

C-18C-90



BROOKLAND DISTRICT

JAS



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 15, 1990

Re: Conditional Rezoning Case C-18C-90

Broadview Associates
4101 Glenside Drive
Richmond, Virginia 23228

Gentlemen:

The Board of Supervisors at its meeting on May 9, granted your request to conditionally rezone from B-1 Business to B-2C Business District (Conditional), property described as follows:

Parcel 92-B2-144:

Beginning at a highway stone in the northern line of Parham Road, said stone being 31.26' east of the intersection of the eastern line of Staples Mill Road with the northern line of Parham Road (both projected); thence from said point of beginning along and with the northern line of Parham Road N. $68^{\circ} 40' 05''$ E., 168.74' to a rod; thence N. $18^{\circ} 31' 25''$ W., 200.00' to a rod; thence S. $68^{\circ} 40' 05''$ W., 200.00' to a rod in the eastern line of Staples Mill Road; thence along the eastern line of Staples Mill Road S. $18^{\circ} 31' 25''$ E., 173.51' to a rod; thence N. $71^{\circ} 28' 35''$ E., 5.0' to a rod; thence along a curve to the right having a radius of 25.00', 40.50' to the highway stone in the northern line of Parham Road, the point of beginning, containing 0.91 acre.

The Board of Supervisors accepted the following (7) proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. Buffer Areas. Landscaped or natural buffer areas shall be maintained as described below, except to the extent necessary for utility easements, access drives, signage, or other purposes, if requested and specifically approved or if required by the Planning Commission at the time of Plan of Development review, or by any applicable governmental body:
 - (a) a buffer area of a minimum of fifteen (15) feet in width, planted with decorative plants/trees, along the right-of-way lines of Parham Road and Staples Mill Road (as such right-of-way lines are determined at the time of Plan of Development review).

Existing vegetation, may and diseased or dead plant growth shall be removed from such buffer areas and if so removed, additional plantings and/or berms shall be added. Utility easements within the buffer areas shall be extended generally perpendicular thereto. Where permitted or practicable, areas disturbed for the placement of utilities within the buffer area shall be restored.


2. Building Materials. The exposed portions of the exterior wall surfaces (front, rear and side, but excluding roof top screening materials for mechanical equipment) of

each building constructed on the Property shall be red brick. The roof shall be a mansard roof, slate-like in appearance. The columns supporting the flat roof shall be brick.

3. Parking Lot Lighting. Parking lot lighting shall be produced from concealed sources. Parking lot lighting standards shall (a) not exceed twenty (20) feet in height, (b) be positioned in such a manner as to minimize the impact of such lighting on adjacent property.
4. Building Height. No building constructed on the Property shall exceed twenty (20) feet in height.
5. Use Limitations. The Property shall be devoted only to one or more of the following principal uses: automobile filling station, accessory car wash, convenience food shop, and those uses permitted in a B-2 zoning district, except that the following uses shall not be permitted on the Property?
 - a. Billiard parlors;
 - b. Roller or ice skating rink;
 - c. Motion picture theater;
 - d. Bowling alley;
 - e. Adult book store;
 - f. Dancing establishment or dance hall;
 - g. Motel, hotel;
 - h. Carnival, fairs, fortune tellers, numerologist, clairvoyant, card reader, craniologist, phrenologist, spiritual reader;
 - i. Clubs, fraternities, lodges, or similar meeting places; and
 - j. Outdoor sales or display of fresh fruit/produce, flowers, cars or furniture or other merchandise.
6. All dumpsters shall be enclosed, closely surrounded by a decorative wooden fence, or such enclosure as may be specified by the Planning Commission at the time of POD approval.
7. There shall be only one freestanding sign and such sign shall be ground mounted and not exceed 14 feet in height.

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., AICP,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. John L. Lumpkins, Jr.