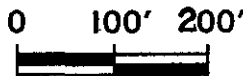


PT. OF 72-A2-25

THREE CHOPT DISTRICT

AUTOMOTIVE REPAIR FACILITY

C-39C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

August 15, 1995

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-39C-95

Mr. Richard Nuckols
Pouncey Tract Associates, Inc.
4545 Pouncey Tract Rd.
Glen Allen, Virginia 23060

Dear Mr. Nuckols:

The Board of Supervisors at its meeting on August 9, granted your request to conditionally rezone property from A-1 Agricultural District and M-1C Light Industrial District (Conditional) to B-3C Business District (Conditional), Part of Parcel 72-A2-25, described as follows:

Beginning at a point on the east line of Pouncey Tract Road, approximately 240' north of its intersection with the north line of an entrance drive to a Virginia Department of Highways and Transportation facility; thence N. 82° 36' 29" E., 238.91' to a point; thence S. 07° 59' 55" E., 288.15' to a point; thence N. 85° 03' 47" W., 223.61 to a point; thence N. 20° 15' 56" W., 71.60' to a point; thence along the arc of a curve to the northwest having a radius of 2,904.73', 170.78' to the point of beginning, containing 1.40 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):

1. Use Restrictions. Use of the property shall be limited to those uses permitted in the O-2 Office District, and motor vehicle repair.
2. Hours of Operation. The hours of operation for any motor vehicle repair facility operated on the property shall be between the hours of 7:00 a.m. and 9:00 p.m., Monday through Saturday. Any motor vehicle repair facility shall be closed on Sunday.
3. Signage. Business signage installed on the property shall be limited to one hundred ten (110) square feet of sign area. Any freestanding business sign shall be ground mounted, and shall not exceed ten (10) feet in height. The base treatment of any freestanding business sign shall be landscaped and/or installed on a wood, stone or other base structure.
4. Parking Lot Lighting. Parking lot lighting standards shall not exceed twenty (20) feet in height. Parking lot lighting shall be produced from concealed sources of light and shall be reduced to no more than a security level following the close of business conducted on the property.
5. Outdoor Speakers. No outdoor speakers shall be operated on the property.

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Mr. Richard Nuckols
Pouncey Tract Associates, Inc.
August 15, 1995

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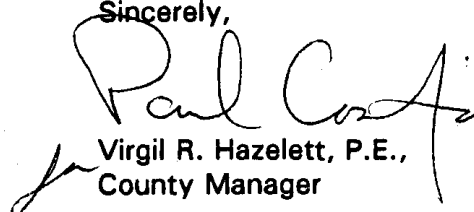
6. Vehicular Access. There shall be no direct vehicular access between the property and Pouncey Tract Road, unless required by any governmental body having jurisdiction with respect thereto.
7. Retention of Trees. To the extent reasonably practicable, mature trees existing within buffer areas along the northern and southern boundaries of the property and adjacent to Pouncey Tract Road shall be retained. Mature trees in the vicinity of areas to be cleared within such buffer areas and which are planned to be retained, will be flagged to minimize the possibility that such trees will be damaged in the clearing process.
8. Site Plan. The property shall be developed generally in accordance with the site plan entitled "Site Plan - Short Pump Transmission, Inc.", prepared by J. K. Timmons & Associates, P.C., dated August 4, 1995, a copy of which is attached hereto (see case file) as Exhibit "A", unless otherwise specifically requested and approved by the Planning Commission at the time of Plan of Development review.
9. Building Design. The front and sides of any motor vehicle repair facility constructed on the property shall be substantially similar in architectural treatment and materials to the building elevations depicted on a plan entitled "Short Pump Transmission, Inc." prepared by J. K. Timmons & Associates, P.C., a copy of which is attached hereto as Exhibit "B", (see case file), unless different architectural treatment and/or materials are specifically requested by the Developer and approved by the Planning Commission at the time of Plan of Development review. The color of any standing seam metal building surfaces visible at ground level shall be subject to approval by the Planning Commission at the time of Plan of Development review. The principal building material of the rear wall of any such facility shall be red brick, unless otherwise specifically requested and approved by the Planning Commission at the time of Plan of Development review.
10. HVAC Units. Mechanical equipment shall be screened from view off-site by the use of architectural design features and/or landscape treatment.
11. Walkways. A sidewalk or trail shall be provided within the buffer area adjoining Pouncey Tract Road.
12. Parking Lot Landscaping. An area equal to at least ten percent (10%) of the parking spaces in any public parking lot on the property shall be landscaped with a total of at least three (3) large deciduous trees and a sufficient number of small deciduous trees and shrubs (for each twenty-four (24) parking spaces) to create a varied botanic and visual environment.
13. Utility Lines. If permitted by the utility provider, new utility lines extended into the property shall be installed underground.
14. Identification. Any principal building constructed on the property shall display address numbers of sufficient size so that the numbers are readable to the driving public.

Mr. Richard Nuckols
Pouncey Tract Associates, Inc.
August 15, 1995

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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,

A handwritten signature in black ink, appearing to read "Paul Costello", is written over the typed name of the County Manager.

Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Glenn R. Moore, Esquire