

PT. OF 70-10-1-1

BUSINESS USES

BROOKLAND DISTRICT

C-33C-96



HENRICO COUNTY PLANNING OFFICE

C.Z.

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

September 18, 1996

Re: Conditional Rezoning Case C-33C-96

Mr. John W. Keith, Jr., Executor
Estate of Helga Attems
3123-C Stony Point Rd.,
Richmond, Va. 23235

Dear Mr. Keith:

The Board of Supervisors at its meeting on September 11, 1996 granted your request to conditionally rezone property from O-2 Office District and B-3C Business District (Conditional) to B-2C Business District (Conditional), Parcel 70-10-1-1, described as follows:

Beginning at a point on the S. line of Shrader Road, said point being 175.00' west of the W. line extended of Hungary Spring Road; thence from said point of beginning leaving the S. line of Shrader Road N. 44° 01' 00" W., 57.11' to a point; thence along a curve to the right having a radius of 1949.86' and a length of 261.48' to a point; thence N. 36° 20' 00" W., 353.07' to a point on the S. line of Shrader Road; thence crossing Shrader Road N. 45° 59' 00" E., 40.36' to a point on the center line of Shrader Road extended; thence along the center line of Shrader Road extended N. 36° 20' 00" W., 647.21' to a point on the center line of Shrader Road; thence leaving the center line of Shrader Road N. 36° 30' 00" E., 350.29' to a point; thence S. 36° 20' 00" E., 1379.20' to a point; thence S. 45° 59' 00" W., 352.71' to the point and place of beginning, containing 10.928 acres of land.

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. **Buffer.**
 - (a) A 25' buffer strip will be provided along the north line of the property adjacent to Woodlawn Farms. The area shall be cleared of debris, trash and diseased trees. This strip which is now heavily wooded with tall trees shall otherwise substantially remain in its existing natural state.
 - (b) Utilities will not be located in the buffer, but if it should be necessary to intrude into the buffer for utility installation, it shall generally be at a 90° angle to the buffer with as little intrusion as possible.

2. **Wall.**

(a) A split block wall eight feet high with one split side facing Woodlawn Farms and the other split side facing the development shall be constructed for the entire length of the property along the southern line of the buffer.

(b) The entire wall, unless sooner constructed, shall be a condition of the first clearing and grading permit, which permit shall provide that the wall shall be completed prior to the commencement of any clearing and grading other than that necessary for the construction of the wall. There shall be no disturbance to the existing vegetation until a clearing and grading permit is obtained for the construction of the wall.

3. **Refuse.**

Refuse collection shall not occur between the hours of 9 p.m. and 7 a.m.

4. **Use.**

The following uses otherwise permitted in the B-2 zoning district shall not occur on this property.

- (a) automotive filling and service stations
- (b) indoor flea market
- (c) gun shop-no sales or repair
- (d) convenience stores

5. **Lighting.**

Lighting provided on the property shall be designed to minimize glare and spillover on adjacent property (not to exceed a half a foot candle on the residential side) and be reduced to no more than security levels following the close of business.

6. **Architectural Treatment.**

The exposed portion of each exterior wall surface (front, rear and sides) of all buildings constructed on the Property (excluding rooftop screening material for mechanical equipment) shall be similar to the exposed portions of the exterior wall surfaces of such building in architectural treatment and materials. All buildings constructed on the Property shall have exposed exterior walls (above finished grade) of either or a combination of face brick, split faced block, dryvit, if attached to a masonry surface or glass.

7. **Access.**

Access to the property will occur only from Shrader Road which shall be constructed and dedicated in accord with applicable county standards, policy and procedures.

Mr. John W. Keith, Jr.
Estate of Helga Attems
September 18, 1996
C-33C-96

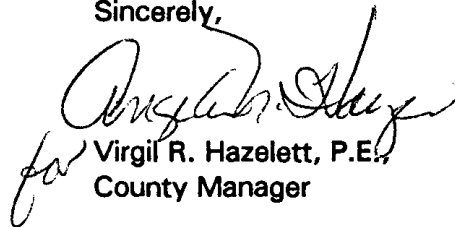
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8. **Miscellaneous.**

- (a) There shall be no outside loudspeakers of any kind in use on the property.
- (b) The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
- (c) No merchandise shall be displayed or stored outside of the building or on sidewalk.
- (d) No loading areas shall be located at the rear of any building, and any loading areas shall be positioned and screened in a manner acceptable to the Planning Commission at the time of Plan of Development approval.

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 Virgil R. Hazelett, P.E.
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index