

Amend Proffers of
Case No. C-73C-85

ZONING [®] **C-40C-04**
AMEND PROFFERS
Brookland District



June 2004

Ref. 760-755-5474

0 400 Feet



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

November 16, 2004

RER Properties, LLC
3633-C West Wendover Avenue
Greensboro, NC 27407-2191

Re: Conditional Rezoning Case C-40C-04

Dear Sir:

The Board of Supervisors at its meeting on November 9, 2004, granted your request to amend proffered conditions on Conditional Rezoning Case C-73C-85, on part of Parcel 760-755-5474, described as follows:

Commence at the intersection of the W. line of Skipwith Road and the N. line of Broad Street Road; thence N63°31'37"W., 142.6' to a point; said point being on the right-of-way of Broad Street Road; thence leaving said right-of-way N27°10'23"E., 375.03' to the place and point of beginning; thence N63°31'37"W., 421.91' to a point; thence N23°28'55"E., 175.23' to a point; thence S63°31'37"E., 382.88' to a point; thence S5°29'28"W., 136.16' to a point thence S27°10'23"W., 47.87' to the point of beginning, containing 1.644 acres.

The Board of Supervisors accepted the following proffered condition, dated October 12, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Use of the Property shall be restricted to the outside storage of fully operative new and used automobiles for an automobile dealership, and repairs or service of vehicles. All repair or service work shall be conducted inside a building.
2. Repair and service areas shall be air conditioned.
3. No portion of a building shall be located within one hundred (100) feet of the north line of the Property. Any portion of a building located on the Property shall be an extension of a building located on the abutting parcel to the south of the Property. The visible portions of exterior building walls shall be constructed of materials which are architecturally compatible with the visible portions of the exterior walls which are being extended into the Property.


4. (a) Overhead garage doors shall be kept closed, except to allow for vehicles entering or exiting repair or service areas.

(b) Only one (1) overhead garage door shall be located on the north end of a building.
5. Mechanical equipment located on rooftops shall be screened from view offsite at ground level with ribbed metal wall panels architecturally compatible with the exterior building material, and shall include material intended to suppress sound from such equipment.
6. A natural, undisturbed buffer at least thirty (30) feet in width (fifty (50) feet in width within the northernmost thirty (30) feet of the Property) shall be retained along the east line of the Property, with the exception that existing vegetation, underbrush and fallen, diseased and dead plant growth may be removed. Additional plantings may be added, as determined to be necessary at the time of landscape plan approval.
7. A decorative precast concrete sound/screening wall approximately ten (10) feet in height shall be constructed at a location within or adjacent to the thirty (30) foot buffer along the east property line.
8. Lighting shall be maintained at the lowest possible level necessary for security purposes.
9. A seven (7) foot high chain link fence and ten (10) feet wide landscaping strip shall be provided along the west line of the Property. Landscaping shall be subject to the approval by the Planning Commission. A seven (7) foot high board fence may be installed in lieu of the above, subject to Planning Commission approval.
10. Outside loud speakers shall not be permitted on the Property.
11. Trash pick-up shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday to Saturday.
12. Any above ground storm water detention facility installed on the Property shall be aerated.

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November 16, 2004
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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,


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

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