

**C-17C-08**

**Zoning**

**Amend Proffered Conditions  
(C-17C-91)**

**Tuckahoe District**

400 Feet

PS February 2008 Ref: 745-742-4101



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

May 20, 2008

Mr. Thomas B. Porterfield  
119 Libbie Avenue  
Richmond, VA 23221

Re: Conditional Rezoning Case C-17C-08

Dear Mr. Porterfield:

The Board of Supervisors at its meeting on May 13, 2008, granted your request to amend proffered conditions accepted with Rezoning Case C-17C-91, on Parcel 745-742-4101, described as follows:

Beginning at a point on the east line of Gaskins Road said point being labeled P.O.B.; thence N 14°55'04" E 17.10' to a point; thence continuing along said east line of Gaskins Road N 12°13'48" E 54.49' to a point; thence N 25°39'15" E 40.18' to a point; thence N 31°17'51" E 56.80' to a point; thence departing said east line of Gaskins Road S 47°28'10" E 230.6'± to the centerline of the Cabin Creek; thence along said centerline of Cabin Creek 109.3'± to a point; thence departing said centerline of Cabin Creek S 08°12'00" W 11.17' to a point; thence along the north line of Patterson Avenue N 81°48'00" W 110.86' to a point; thence departing said north line of Patterson Avenue N 30°38'29" W 33.48' to a point being the point and place of beginning and containing 0.579 acre.

The Board of Supervisors accepted the following proffered conditions, dated April 10, 2008, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Permitted Uses.** Following such time as the improvements on the Property are modified pursuant to a building permit or an amendment to the Plan of Development for improvements on the property, uses permitted on the Property shall be limited to automotive filling stations as permitted and regulated in the B-2 Business District, and any use permitted in the B-1 Business District.
2. **Signage Limitation.** Signage permitted on the property shall be limited to one hundred five (105) square feet of business signage. No attention getting devices or changeable message signs, as defined in the zoning ordinance, shall be permitted.



3. **Floor Area Limitation.** Any convenience store operated in conjunction with an automotive filling station on the property shall not exceed two thousand (2000) square feet of floor area.
4. **Use Restriction.** No towing service or automotive repair services shall be permitted in conjunction with the operation of an automotive filling station on the property.
5. **Concept Plan.** The site will be developed similar to the attached concept plan, entitled "Concept Plan of Convenience Store at the Intersection of Gaskins Road and Patterson Avenue - Exhibit A" (see case file), by Bay Design Group, P.C., dated February 1, 2008, unless otherwise approved at the time of Plan of Development.
6. **Architectural Treatment.** The building shall be similar in architectural style to the illustrations in Exhibit B (see case file).
7. **Trash Receptacle.** The trash receptacle, not including convenience containers, shall be screened from public view at ground level from the adjacent properties and/or public rights of way with an enclosure constructed with materials to match the building it serves.
8. **Retaining Walls.** Any new retaining walls, if required, shall be constructed of materials that match the building, unless otherwise approved at the time of Plan of Development.
9. **Landscape Buffers.** Landscaping adjacent to GPIN 745-742-4618 shall be planted in accordance with the transitional 10 planting requirements.

The Planning Department 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,



Virgil R. Hazelett, P.E.  
County Manager

pc: Grove & Libbie Service Company  
Bay Design Group P.C.  
Director, Real Estate Assessment  
Conditional Zoning Index



GASKINS ROAD  
STATE ROUTE 157

N/F  
7-ELEVEN, INC  
GPIN 745-742-4618  
ZONED B-1

N/F  
UKROP'S SUPER MARKETS, INC.  
GPIN 745-742-5710  
ZONED B-1

N/F  
UKROP'S SUPER MARKETS, INC.  
GPIN 745-742-8604  
ZONED B-1

PROPOSED  
DUMPSTER

PROPOSED  
CARWASH

EXISTING  
BUILDING

EXISTING  
PARKING

SPACES

PROPOSED  
PARKING

REWORK RETURN

PATTERSON AVENUE  
STATE ROUTE 6

C-17C-08

032608

EXHIBIT A

CONCEPT PLAN OF  
CONVENIENCE STORE  
AT THE INTERSECTION OF  
GASKINS ROAD &  
PATTERSON AVENUE

LOCATED IN THE TUCKAHOE DISTRICT OF  
HENRICO COUNTY, VIRGINIA

SCALE: 1" = 50'

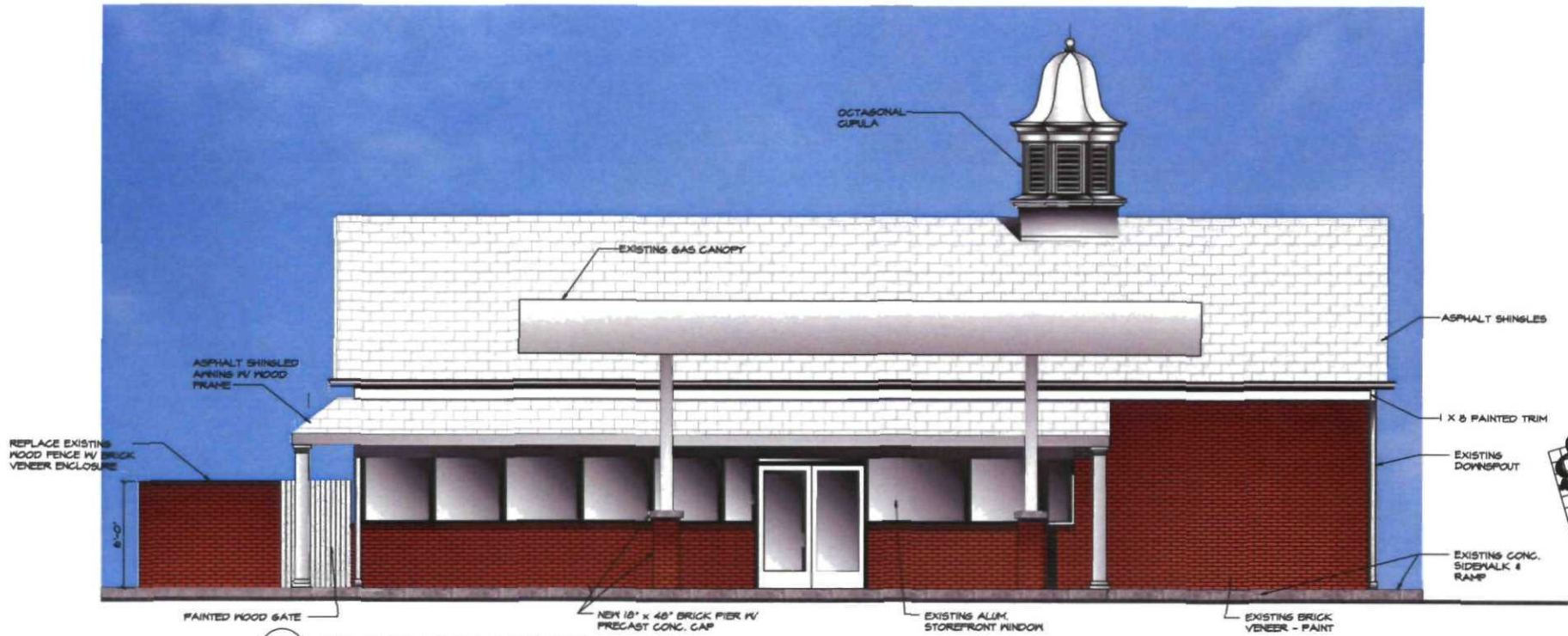
DATE: FEBRUARY 1, 2008

COMP DLC	RICHMOND 9415-A ATLEE COMMERCE BLVD ASHLAND VIRGINIA 23005 804-550-4855 (F) 804-550-4857
CAD RC	MIDDLE PENINSULA 5690 PARKWAY DRIVE GLOUCESTER VIRGINIA 23061 804-693-2993 (F) 804-693-5596
CHECKED DLC	NORTHERN NECK 812 RAPPAHANNOCK DRIVE WHITE STONE VIRGINIA 22578 804-436-8425 (F) 804-436-8427
JN 07244	www.baydesigngroup.com
FILED: 07244HEN	



**BAY**  
design group

Engineering Surveying & Land Planning



1 FRONT ELEVATION

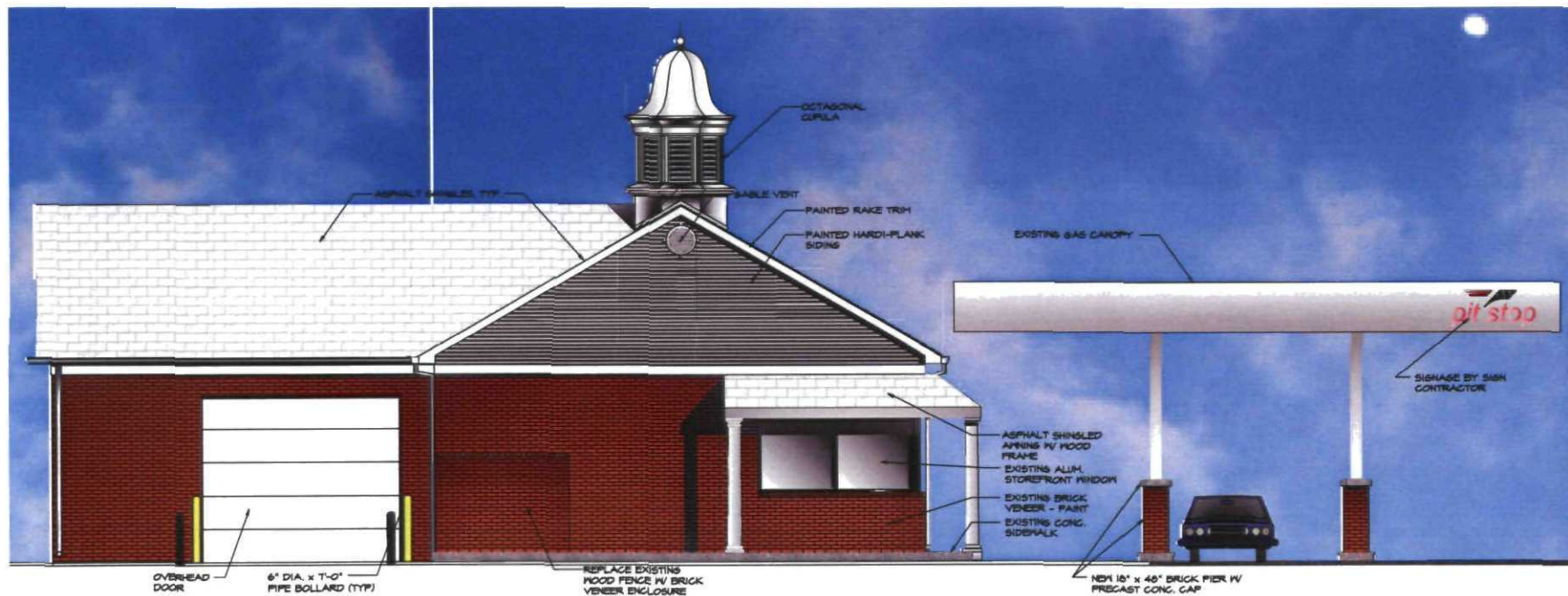
N.T.S.



EXHIBIT B

C-17C-08





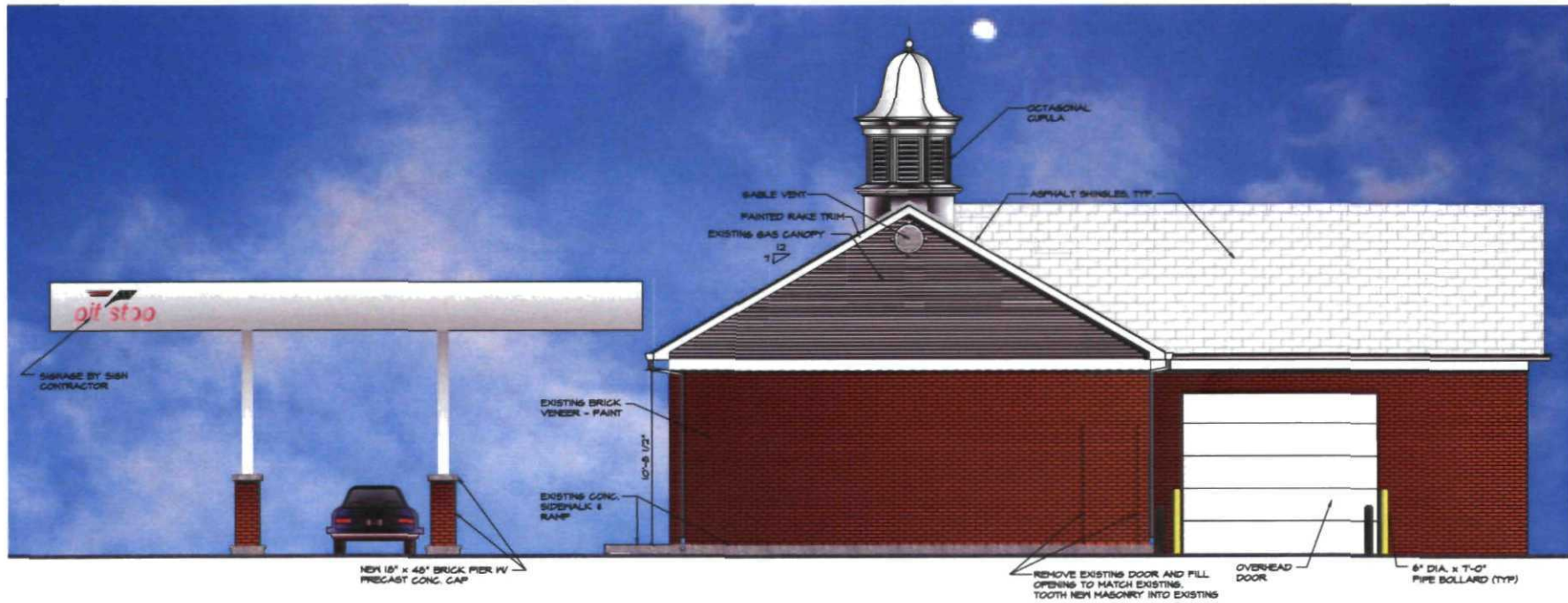
① LEFT SIDE ELEVATION

N.T.S.



EXHIBIT B

C-17C-08



① RIGHT SIDE ELEVATION

N.T.S.



EXHIBIT B

C-17C-08



① REAR ELEVATION

N.T.S.



EXHIBIT B

C-17C-08