



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

November 20, 2012

Crown RIB, LLC  
Attn: Henry Munn, Construction Manager  
2905 Premiere Parkway, Ste. 300  
Duluth, GA 30097

Re: Rezoning Case C-25C-12

Dear Mr. Munn:

The Board of Supervisors, at its meeting on November 13, 2012, approved your request to conditionally rezone from O-2C Office District (Conditional) to B-3C Business District (Conditional) part of Parcel 760-756-7631 consisting of 1.498 acres located at the western terminus of Lynn Avenue approximately 550' north of W. Broad Street (U.S. Route 250), described as follows:

Commencing at a rod found on the northern line of West Broad Street (U.S. Rte. 250) 144.90' in a westerly direction from the intersection of the northern line of West Broad Street and the western line of north Skipwith Road; thence leaving the northern line of West Broad Street N 26°54'43" E, a distance of 422.90' to a rod found; thence N 05°13'31" E, a distance of 136.16' to a point; thence N 63°48'26" W, a distance of 77.05' to the point of beginning; thence N 63°48'26" W, a distance of 305.84' to a point; thence N 23°12'18" E, a distance of 225.43' to a point; thence S 64°01'39" E, a distance of 254.45' to a point; thence S 05°13'31" W, a distance of 118.55' to a point; thence S 25°34'59" E, a distance of 18.64' to a point; thence S 22°50'34" W, a distance of 104.05' back to the point of beginning. Said parcel contains 1.498 acres to be zoned B-3C.

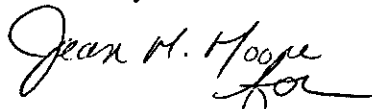
The Board of Supervisors accepted the following proffered conditions, dated November 13, 2012, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Use of Property.** The Property shall only be used for (i) the outside storage of fully operative inventory for the business conducted on the property adjacent to the Property to the south (the "Dealership Property"), (ii) the enclosed storage of parts inventory, office equipment, files and supplies, and (iii) employee parking for employees of the business conducted on the Dealership Property.
2. **Access to Property.** Vehicular access to the Property shall only be from the Dealership Property.
3. **Exterior Lighting.** Parking lot lighting shall be limited to a level necessary for security purposes on the Property, and shall be produced by concealed sources of light. Parking lot lighting standards shall not exceed twelve (12) feet in height.

4. **Outside Speakers.** Outside loud speakers shall not be permitted on the Property.
5. **Trash Dumpster Restriction.** No trash dumpster shall be located on the Property.
6. **Storm Water Management.** If a wet pond is installed on the Property for storm water management purposes, the pond shall be aerated.
7. **Building Matters.**
  - a. Only one new building may be constructed on the Property, and such building shall not exceed one story in height and three thousand (3,000) square feet of floor area. Any building on the Property shall be used only for storage of office equipment, supplies, files and parts inventory.
  - b. The visible portions of exterior building walls of a new building constructed on the Property shall be constructed of materials which are architecturally compatible with the visible portions of the exterior walls of buildings on the Dealership Property.
  - c. Access to any building on the Property shall be between 7:00 a.m. and 10:00 p.m.
  - d. Mechanical equipment located on the rooftop of a new building on the Property shall be screened from view offsite at ground level with opaque material architecturally compatible with the exterior building material, and shall include material intended to suppress the impact of sound from such equipment on adjacent residents.
8. **Screening Wall.** A decorative precast concrete screening wall approximately ten (10) feet in height shall be constructed within the transitional buffer area adjacent to the western boundary of the Property. The area between the screening wall and the eastern edge of the transitional buffer area shall be landscaped with Japanese Cedar trees planted ten (10) feet on center, as approved at the time of Landscape Plan Review.

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,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett", with a stylized flourish at the end.

Virgil R. Hazelett, P.E.  
County Manager

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