

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

REZ2014-00026

Zoning

Automotive Repairs

Fairfield District

400

PS May 2014 Ref: 803-733-5576



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vitoulkas
County Manager

August 19, 2014

Mr. Ricky Wilkerson
P.O. Box 273
Hanover, VA 23069

Re: Rezoning Case REZ2014-00026

Dear Mr. Wilkerson:

The Board of Supervisors, at its meeting on August 12, 2014, approved your request to conditionally rezone from B-1 Business District to B-3C Business District (Conditional) Parcel 803-733-5576 containing .3961 acres, located on the south line of Byron Street at its intersection with Carlton Road, described as follows:

Beginning at a point on the eastern line of Carlton Road at the southern end of the curved intersection of Byron Street and Carlton Road; thence extending in a southerly direction along the east line of Carlton Road a distance of 99 feet; thence extending North 82°22 minutes East a distance of 145 feet; thence extending 7°38 minutes West a distance of 119 feet to the South line of Byron Street; thence extending in a Westerly direction along the south line of Byron Street a distance of 125 feet to the easterly end of the curved intersection of Byron Street and Carlton Road; thence along said curved intersection, to the left, a distance of 31.42 feet to the point of beginning; being the westerly portion of a lot shown as R-2 on a certain plat made by William Lewis, dated July 31, 1947, and designated as Sections A, B, and C, Glenwood Farms, as recorded in Plat Book 22, pages 11 and 12, in the Clerk's Office, Circuit Court, Henrico County, Virginia.

The Board of Supervisors accepted the following proffered condition, dated July 7, 2014, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Use Restrictions.** The only uses on the property shall be those legally permitted in a B-1, Business District and an automotive repair shop that conducts repairs. These repairs shall include any operation requiring the removal or installation of radiator, engine, cylinder head, crankcase, transmission, differential, fenders, doors, bumpers, grills, glass or other body parts, or any body repair or painting. The number of bays for auto service shall be limited to two.
2. **Signage.** Signage shall be as regulated in the B-2 Business District.
3. **Outdoor Lighting.** A minimum level of outdoor lighting necessary for security purposes following the close of business conducted on the property shall be maintained. Light pole height shall not exceed 20 feet.

Mr. Ricky Wilkerson

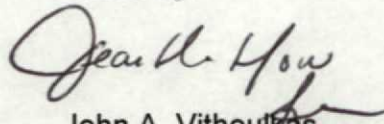
August 19, 2014

Page 2

4. **Automobile Deliveries and Pickup.** No automobile deliveries shall be made after 7:00 p.m. or before 7:00 a.m.
5. **Mechanical Equipment.** All mechanical equipment on the property shall be screened from public view at the ground level.
6. **Hours of Operation.** There shall be no service to the public or outside activity on the subject property after 8:00 p.m. or before 7:00 a.m.
7. **Site Improvements.** Within ninety days of the approval of this request, an administrative site plan shall be submitted to the Planning Department for approval by the Director of Planning. This administrative site plan shall commit to the following:
 - a. the closing of the entrances closest to the intersection of Byron Street and Carlton Road;
 - b. the location of the fencing for the screening of automobiles; and
 - c. perimeter landscaping of the site.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoulkas
County Manager

pc: Ms. Sook K. Lee
Director, Real Estate Assessment

