



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

July 17, 2018

McGeorge Financial 8225, LLC
9319 West Broad Street
Henrico, VA 23294

Re: Rezoning Case REZ2018-00026

Dear Sirs:

The Board of Supervisors at its meeting on July 10, 2018, approved your request to conditionally rezone from R-3 One-Family Residence District and O-2 Office District to B-3C Business District (Conditional) Parcels 761-754-2327, 761-754-2436, 761-754-2518 and 761-754-3722 containing 1.784 acres located at the northeast intersection of N. Parham and Skipwith Roads, described as follows:

Beginning at an iron rod, said rod being located on the eastern line of Skipwith Road at its intersection with the northern line of North Parham Road, said rod also being the Point of Beginning; thence North 11°10'28" West, along said eastern line of Skipwith Road, a distance of 70.94 feet to an iron rod; thence North 11°10'28" West, continuing along said eastern line of Skipwith Road, a distance of 85.88 feet to an iron rod; thence North 11°44'02" West, continuing along said eastern line of Skipwith Road, a distance of 90.47 feet to an iron rod; thence North 78°49'16" East, leaving said eastern line of Skipwith Road, a distance of 251.81 feet to an iron rod; thence South 18°36'12" East a distance of 2.67 feet to an iron pipe; thence South 14°47'30" East a distance of 87.65 feet to an iron rod; thence South 14°52'22" East a distance of 22.26 feet to an iron rod; thence South 14°52'22" East a distance of 105.35 feet to an iron rod; thence South 15°12'15" East a distance of 114.37 feet to an iron rod on the northern line of North Parham Road, said iron rod being North 86°54'58" West a distance of 0.75 feet from another iron rod; thence North 86°54'58" West, along said northern line of North Parham Road, a distance of 107.71 feet to an iron rod; thence North 86°54'58" West, continuing along said northern line of North Parham Road, a distance of 151.49 feet to a concrete monument; thence along the arc of a curve to the right with chord bearing North 60°55'39" West, and chord distance 31.50 feet, an arc length of 32.61 feet to the Point of Beginning and containing +/- 1.784 acres.

The Board of Supervisors accepted the following proffered conditions, dated July 3, 2018, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Concept Plan.** The Property shall be developed initially in general conformance with Exhibit A, attached hereto (see case file), entitled "CONCEPT PLAN PARHAM & SKIPWITH", prepared by Silvercore, and dated January 24, 2018 (the "Concept Plan"). The exact locations, footprints, configurations, size, and details of the lots, drives, roads, buildings and other improvements shown on the Concept Plan are illustrative and are subject to change and may be updated from time to time as required for final engineering design, compliance with governmental regulations or as otherwise approved at the time of Plan of Development review of the Property. Additional buildings may be constructed as may be permitted for uses permitted in the O-2 Office District.
2. **Uses.** The only uses permitted on the Property shall be:
 - a. An automobile inventory lot for fully operable new or used cars, not to include recreational vehicles and/or commercial trucks limited to the location on the Property as shown generally on the Concept Plan (see case file).
 - b. Automobile detailing and car wash service in a building at the location as shown generally on the Concept Plan (see case file) as "PROPOSED (4) BAY DETAIL FACILITY, 2,400 SF", provided (i) no body repair work shall be performed within such building, and (ii) except for windows, doors and exterior trim, there shall be no exposed metal on the exterior facades of any such building facing toward Parham Road (south) or Skipwith Road (west).
 - c. Such other uses as are permitted in the O-2 Office District, other than funeral home or undertaking establishment, shall not be permitted.
3. **Vehicular Access.** Any direct vehicular access to and from the automobile inventory lot on the Property to and from Skipwith Road shall be gated. No loading or unloading of vehicles shall be permitted within the Skipwith Road right-of-way.
4. **Fencing/Landscaping.**
 - a. A decorative "wrought iron-style" fence shall be provided along the Skipwith Road frontage of the Property. A variable width landscaped area a minimum of twenty-five (25) feet in width adjacent to the Skipwith Road frontage of the Property shall be provided, except to the extent necessary or allowed for utility easements (including drainage), site distance easements, berms, BMPs, fencing, grading, and access driveways and other purposes requested and specifically permitted, or if required, at the time of Plan of Development or Landscape Plan review. New utility lines within the buffers/setback shall be generally perpendicular to the buffers/setback to the extent practical and permitted by the respective providers of such utilities. Such landscaping shall meet at a minimum the TB 25 standards,

unless otherwise requested and specifically approved at the time of Plan of Development or Landscape Plan review.

- b. Any automobile inventory lot on the Property shall be landscaped on the Parham Road (south) side of such use as required at the time of Plan of Development review. Such landscaping may be provided along Parham Road or along the automobile inventory lot as approved at the time of Plan of Development review.
5. **Parking Lot Lighting.** All parking lot lighting standards shall be limited to twenty-five (25) feet in height above grade level. Parking lot lighting shall be produced from a concealed source of light (such as "shoe box" type) and shall be reduced to no more than one-half (½) foot candle at the property lines following the close of business each day.
6. **Outside Speakers.** No outside loud speakers, which can be heard beyond the boundaries of the Property, shall be permitted on the Property.
7. **Mechanical Equipment.** Mechanical equipment, including junction boxes and other exterior mechanical fixtures, shall be screened from public view at ground level from the public streets adjacent to and closest to the building, with use of buildings or structures, fencing or wall, landscaping, or such other method as may be approved at the time of Plan of Development.
8. **Trash Receptacles and Dumpsters.** Dumpsters and trash receptacles, not including convenience containers, shall be screened from public view at ground level at the perimeter of the Property, with brick on three (3) sides complementary to the building it serves. The fourth (4th) side shall have a gate or door that is of a substantial and durable material as determined at the time of Plan of Development review. Support posts, gate frames, hinges and latches shall be of a sufficient size and strength to allow the gates to function without sagging or becoming a visual eyesore.
9. **Loading Docks/Areas.** Loading docks and loading areas on the Property shall be screened from public view at ground level with use of buildings or structures, fencing or wall, landscaping, or such other method as may be approved at the time of Plan of Development. No loading docks or doors shall face Skipwith Road.
10. **Signage.** All new signage on the Property shall be limited to signage as is permitted in the O-2 Office District. Further, any new detached signs shall be ground mounted monument-style and not exceed 8 feet in height.
11. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

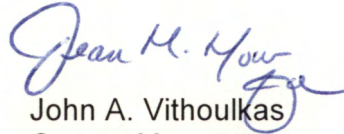
McGeorge Financial 8225, LLC

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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: Andrew M. Condlin, Esquire
Director, Real Estate Assessment
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools



SKIPWITH ROAD

PARHAM ROAD



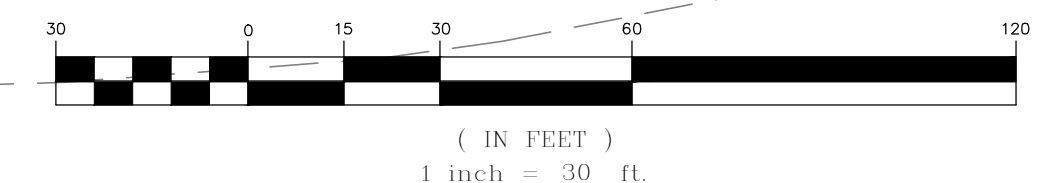
SITE DATA:

1. PARCEL ID:
SEE SUBJECT PARCEL TABLE
2. ADDRESS:
SEE SUBJECT PARCEL TABLE
3. ACREAGE: 1.784 AC.
4. CURRENT ZONING: R-3 & O-2
5. PROPOSED USE: OVERFLOW PARKING
DETAIL FACILITY: 2,400 SF (4 BAYS)
6. PROPOSED PARKING: 118 SPACES

SUBJECT PARCELS:

- | | |
|---|---|
| | 761-754-2436 |
| 1 | 3207 SKIPWITH RD
WELLS FARGO BANK NA TRUSTEE |
| | 761-754-2327 |
| 2 | 3205 SKIPWITH RD
FINANCIAL MANAGEMENT LLC |
| | 761-754-2518 |
| 3 | 3201 SKIPWITH RD
FINANCIAL MANAGEMENT LLC |
| | 761-754-3722 |
| 4 | 3304 N PARHAM RD
WELLS FARGO BANK NA TRUSTEE |

GRAPHIC SCALE



REZ2018-00026

REV.	DATE	DESCRIPTION

DESIGN CONTACT: J. STAUB
DRAWING SCALE: 1"=30'
DATE: 1/24/18