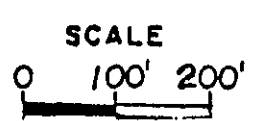


COUNTY OF HENRICO PLANNING OFFICE

C-44C-82



SCALE pt. of 86-B2-16
0 100' 200' THREE CHOPT DISTRICT



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

January 18, 1983

Re: Conditional Rezoning Case C-44C-82

Mr. G. William Carneal
1800 Dabney Road
Richmond, Virginia 23230

Dear Mr. Carneal:

The Board of Supervisors at its meeting on January 12, granted your request, as recommended by the Planning Commission for ~~amendment of proffers to Conditional Rezoning Case C-29C-79,~~ on Parcel 86-B2-16.

The following substitute proffered conditions, accepted by the Board of Supervisors, further regulate the use of your property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. The applicant shall conduct an automobile sales agency for new and used vehicles.
2. The rear or southerly line of the property shall be buffered with a 50-foot strip along said southerly line of suitable greenery.
3. All of the property zoned B-3 Conditional, from the front of the buildings to be erected on the premises to the rear or southern line of the parcel zoned B-3 Conditional shall be enclosed with a security fence.
4. Exterior lighting shall be reduced after 10:00 p.m. each evening to a level sufficient to maintain security.
5. The applicant shall prohibit access from the property to St. Martin's Lane.
6. So long as the eastern line of the subject property shall be the eastern perimeter of the property, the eastern line of the subject property shall be buffered with suitable greenery 10 feet in width, in a strip along the eastern line beginning approximately 460 feet from the southern line of Broad Street Road (at a point corresponding to the rear line of the property adjacent to the east zoned B-1). In the event the subject property is enlarged along the eastern line thereof, a similar buffer strip shall be moved to the eastern line of the enlarged property.
7. The rezoned area shall extend from the southern line of Broad Street Road for a depth of approximately 1,000 feet to correspond to the extension of the B-2 zoning on the property adjacent to the western line.
8. Dealership shall not operate on Sunday.
9. The applicant will not construct or maintain a body repair shop at the site.

Mr. G. William Carneal
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10. These Proffers shall be binding upon the undersigned and their respective assigns and successors in interest for so long as the property remains zoned B-3, or such other substantially similar classification permitting automobile dealership operation as the principal use, or unless and until same are amended or modified by the County of Henrico, Virginia, or its designee.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to place a copy of the amended proffers in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. Malcolm M. Christian
✓ Conditional Zoning Index