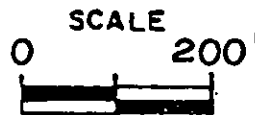


C-54C-83

COUNTY OF HENRICO PLANNING OFFICE



dt. 86-B2-9
THREE CHOPT DISTRICT
JAS

NEW CAR
DEALERSHIP
(U.C.)

A-1

B-3



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

October 17, 1983

Re: Conditional Rezoning Case C-54C-83

Western Associates
2717 Willard Road
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on October 12, accepted your proffered conditions and conditionally rezoned your property from B-2 Community Business to B-3 General Business District.

The property conditionally rezoned is described as follows:

Part of Parcel 86-B2-9:

Beginning at a point on the S. line of Broad Street Road, said point being 448.00' west of the W. line of proposed Tuckernuck Drive; thence S. $31^{\circ} 15' 05''$ W., 928.02' to a point; thence N. $63^{\circ} 25' 40''$ W., 49.97' to a point; thence N. $31^{\circ} 15' 05''$ E., 927.67' to a point on the S. line of Broad Street Road; thence S. $63^{\circ} 49' 44''$ E., 50.00' to the point of beginning, containing 1.061 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. The principal uses of the Property shall be limited to automobile sales, service, repair and equipment establishments and uses permitted in a B-2 Community Business District.
2. Parking lot and other exterior lighting shall be of low intensity and shall be positioned in such a manner as to minimize the impact of such lighting on adjacent residential areas and be of such type as required by the Planning Commission at the time of Plan of Development approval. Such lighting shall be reduced after 10:00 p.m. each evening to a level sufficient to maintain security.
3. A twenty (20) foot buffer area will be maintained along the southerly boundary line of the Property, except to the extent required for the construction, operation and maintenance of utility easements, driveways or other purposes required by the Planning Commission. Any existing plantings in the Buffer Areas will be maintained to the extent practicable, and supplemental landscaping shall be provided as required by the Planning Commission at the time of Plan of Development approval. Underbrush, fallen, diseased or dead plant growth may be removed from the Buffer Areas.

Western Associates
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October 17, 1983

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

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay Weinberg
Foster & Miller, P.C.