

R-6C

B-2C

A-1

A-1 TO B-3C
AC. 644

TENNIS COURTS

B-3

B-3C

BROAD

THREE BROOKLAND

SKIPWITH

B-3

OGDEN AVE

MIMOSA

PARK

R-1-3

V.A. POWER

THREE BROOKLAND

STREET

B-2

MAGIS. DISTRICT

MAGIS. DISTRICT

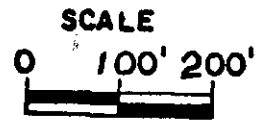
R-3

B-2C

AUTO DEALER

COUNTY OF HENRICO PLANNING OFFICE

C-73C-85



Pt. 86-B2-3

THREE CHOPT DISTRICT

JA.S



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
September 16, 1985

W. F. LaVECCHIA, P.E.
County Manager

Re: Conditional Rezoning Case C-73C-85

Mr. Billy D. Eddleman
510 Bank for Savings Building
Birmingham, Alabama 35203

Dear Mr. Eddleman:

The Board of Supervisors at its meeting on September 11, accepted your proffered conditions and conditionally rezoned your property from A-1 Agricultural to B-3C General Business District.

The property conditionally rezoned is described as follows:

Part of Parcel 86-B2-3:

To find the place and point of beginning, commence at the intersection of the W. line of Skipwith Road and the N. line of Broad Street Road; thence N. $63^{\circ} 31' 37''$ W., 142.6' to a point; said point being on the right-of-way of Broad Street Road; thence leaving said right-of-way N. $27^{\circ} 10' 23''$ E., 375.03' to the place and point of beginning; thence N. $63^{\circ} 31' 37''$ W., 421.91' to a point; thence N. $23^{\circ} 28' 55''$ E., 175.23' to a point; thence S. $63^{\circ} 31' 37''$ E., 382.88' to a point; thence S. $5^{\circ} 29' 28''$ W., 136.16' to a point; thence S. $27^{\circ} 10' 23''$ W., 47.87' to the point of beginning, containing 1.644 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 property shall be restricted to the outside storage of fully operative new and used automobiles for an automobile dealership.
2. No repairs or service of vehicles shall be permitted on the property.
3. A natural, undisturbed buffer at least 30' in width shall be retained along the east and north lines of the property, with the exception that existing vegetation, underbrush and fallen, diseased and dead plant growth may be removed, and additional plantings may be added, as determined to be necessary at the time of landscape plan approval.
4. A solid board or chain link fence seven feet in height shall be constructed at a location within or adjacent to the 30' buffer along the east and north property lines.

Mr. Billy D. Eddleman
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5. Lighting will be maintained at the lowest possible level necessary for security purposes.
6. A seven foot high chain link fence and 10' wide landscaping strip shall be provided along the west line of the property. Landscaping shall be subject to approval by the Planning Commission. A seven foot high board fence may be installed in lieu of the above, subject to Planning Commission approval.
7. Outside loud speakers shall not be permitted on the property.

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 amended proffers in the Conditional Zoning Index.

Sincerely,


for W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. James R. Gregory
Mr. Charles R. Warren