

R-3 To B-3C  
6.70 ac.

AUTO. DEALER

COUNTY OF HENRICO PLANNING OFFICE  
PT. 92-BI-8  
BROOKLAND DISTRICT

C-100C-86



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

December 16, 1986

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

Re: Conditional Rezoning Case C-100C-86

The Henrico County Planning Commission  
P. O. Box 27032  
Richmond, Virginia 23273

Gentlemen:

The Board of Supervisors at its meeting on December 10, granted your request to conditionally rezone from R-3 One Family Residence to B-3C General Business District (Conditional), described as follows:

Part of Parcel 92-B1-8:

B-3C General Business District (Conditional)

Beginning at a point on the N. line of Broad Street Road, approximately 75' west of its intersection with the W. line of Parham Road; thence along the northern right-of-way line of Broad Street Road S.  $32^{\circ} 58' 47''$  E., 55.23' to a point; thence along the arc of a curve to the northwest having a radius of 1,487.35'; 331.67' to a point; thence N.  $16^{\circ} 56' 28''$  W., 52.20' to a point; thence N.  $23^{\circ} 37' 06''$  E., 657' to a point; thence N.  $66^{\circ} 22' 54''$  W., 370.79' to a point; thence S.  $23^{\circ} 37' 06''$  W., 869.96' to the point of beginning, containing 6.7 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 only uses permitted on the Property shall be an automobile sales and service facility, and those uses permitted in a B-2 zoning district, except that the following uses otherwise permitted in a B-2 zoning district shall not be permitted: hotel, motel, motor lodge, motor hotel, convenience store, gas station, bar, bowling alley, skating rink, billiard parlor. In addition, no "fast food" or "carry-out" restaurants shall be permitted. For purposes hereof "fast food restaurants" or "carry-out restaurants" are hereby defined as establishments whose principal business is the sale of foods and beverages to consumers in a ready-to-consume state and which foods and beverages are usually served in paper, plastic, or other disposable containers or wrappers for immediate consumption either within the restaurant building or off the premises.
2. The hours of service shall not begin before 7:00 a.m. or extend beyond 10:00 p.m., daily.
3. The exposed portion of each exterior wall surface (front, rear and sides) of any building constructed on the Property shall be of finished materials similar to the other exposed portions of exterior walls of such building in architectural treatment and materials and no exposed unfinished cinderblock shall be permitted.

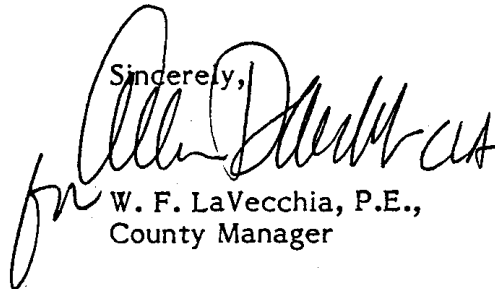
4. No automobile repair work shall be performed outside of a building on the Property. Additionally, no body repair work will be performed on the Property. Repair areas shall be air conditioned so as to minimize the necessity for opening garage doors during hours of operation.
5. (a) A buffer area a minimum width of forty (40) feet shall be provided commencing two hundred (200) feet north of Broad Street Road and continuing northwardly along the right-of-way line of Hollybrook Avenue (as such right-of-way line is finally determined at the time of plan of development review). No automobiles shall be parked or displayed for sale within the aforesaid buffer area. Utility easements, driveways, signage or other items required by the Planning Commission at the time of plan of development review, or by any other governmental body or official thereof may be placed within the aforesaid buffer area. Existing vegetation and underbrush may and fallen, diseased and dead plant growth shall, be removed from the buffer area, and additional plantings may be added as determined to be necessary at the time of landscape plan review, to properly screen development on the Property from adjoining residential uses. Where the placement of utility easements within the buffer area results in the inability of the owner to provide adequate screening within such buffer area, screening shall be provided adjacent to the buffer area, to properly screen development on the Property from adjacent properties, as determined by the Planning Commission at the time of landscape plan review.  
  
(b) An opaque fence of a minimum of six (6) feet in height shall be maintained along the interior boundary of that portion of the buffer area described in proffer 5 (a) within a side yard of the Property, for as long as such buffer area is required to be maintained, or unless otherwise required by any governmental body.
6. A building and parking lot setback area of a minimum width of twenty-five (25) feet shall be maintained along the right of way line of Broad Street Road (as such right-of-way line is finally determined at the time of plan of development review). No automobiles may be parked or displayed for sale within the aforesaid setback area.
7. Parking lot standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting off-site, and which produce a lighting intensity of a maximum of one-half (1/2) foot candle along the boundary of the Property abutting Hollybrook Avenue. Parking lot lighting shall be reduced to no more than a security level, except during hours of service.
8. No mobile signs shall be placed on the Property.
9. No outside speaker system shall be placed on the Property.

December 23, 1986

10. Signage on the Property shall be controlled by the standards applicable to signage in a B-2 zoning district. **There shall be no more than one freestanding sign on the property.**
11. Any vehicular access drive to and from the Property, to and from Hollybrook Avenue, shall be located within one hundred fifty (150) feet of the intersection of the east line of Hollybrook Avenue, and the north line of Broad Street Road, unless otherwise required by any governmental body, agency, department or official thereof, having jurisdiction with respect thereto.

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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



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

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Mr. Jay M. Weinberg  
Robins Shares, Inc.  
Mr. Hubel Robins, Jr.  
Mr. Walter R. Robins, Jr.