

0-3C

B-2C

250

BROAD STREET ROAD

0-2

B-3

B-1

B-3

A-1

COX ROAD

A-1 2.11 ac  
B-3C

A-1

A-1

POOL

POOL

POOL

GREEN TREE

COUNTY OF HENRICO PLANNING OFFICE  
pt. 78-A2  
THREE CHOPT DISTRICT

37C-86





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

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

August 19, 1986

Re: Conditional Rezoning Case C-37C-86

Mr. R. Bradford Partrea  
Atlantic Equity Corp.  
512 Moorefield Park Dr.  
Richmond, Va. 23236

Dear Mr. Partrea:

The Board of Supervisors at its meeting on August 13, granted your request to conditionally rezone property from A-1 Agricultural to B-3C General Business District (Conditional), described as follows:

Part of Parcel 78-A2-7:

Beginning at a point on the eastern line of Cox Road 450' south of Rt. 250 (Broad Street); thence S. 74° 51' 05" E., 491.63' to a point; thence S. 19° 38' 55" W., 216.75' to a point; thence N. 67° 50' 53" W., 497.42' to a point; thence N. 22° 09' 07" E., 156.60' to the point of beginning, containing 2.11 ± 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. All trash receptacle areas and rooftop mechanical systems which are visible from ground-level shall be screened from view in such a manner as required by the Planning Commission at the time of Plan of Development review.
2. Any parking light standards located on the property shall not exceed twenty-five (25) feet in height.
3. The front and side elevations of each exterior wall surface of any building constructed on the property and exposed to Cox Road or West Broad Street shall be similar to the other such exposed portions of exterior walls of such buildings in architectural treatment and materials. Any rear exterior walls or exterior walls not exposed to Cox Road or Broad Street shall be treated in a complementary aesthetic manner. There shall be no untreated exposed cinderblock. There shall be no metal buildings.
4. No portable signs shall be used on any part of the property.
5. No portion of the property shall be used for the following purposes that are otherwise allowed in a B-3 zoning classification or used for parking for such purposes: (1) public parking garages; (2) truck, trailer, machinery and farm implement sales, service, rental and repair establishments; (3) bowling, skating billiards and similar indoor recreational establishments; (4) drive-in theaters, golf driving ranges, baseball batting ranges, miniature golf courses, pony rides and

Mr. R. Bradford Partrea  
Atlantic Equity Corp.  
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similar outdoor amusements or commercial recreation establishments; (5) summer gardens, commercial swimming pools and agricultural sales, lots and stands; (6) riding academies, amusement parks, target ranges; (7) outdoor advertising signs and structures as regulated in Section 22-104; (8) farm supply and service establishments, including custom grain and feed mills, milk depots, creameries and cold storage plants; (9) building material sales yards, coal and wood yards; (10) sheet metal shops; (11) display houses or "shell" houses; (12) public utility service buildings; (13) fortune teller, palmist, astrologist, numerologic, clairvoyant, craniologist, phrenologist, a card reader, spiritual reader, or advisor; (14) carnivals, fairs and circuses.

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,

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

cc: Clerk, Board of Supervisors  
Real Estate Assessment  
✓ Conditional Zoning Index  
Mr. Ralph L. Axelle, Jr.  
Mrs. Estelle H. Cox