

SVC. STATION

COUNTY OF HENRICO PLANNING OFFICE

pt. 97-BI-43

BROOKLAND DISTRICT

C-51C-86





COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO  
July 16, 1986

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

Re: Conditional Rezoning Case C-51C-86

Mr. Richard S. Johnson  
1100 W. Franklin St.  
Richmond, Virginia 23220

Dear Mr. Johnson:

The Board of Supervisors at its meeting on July 9, granted your request to conditionally rezone property from R-4 One Family Residence, B-1 Neighborhood Business, and B-2 Community Business to B-2C Community Business District (Conditional), being Part of Parcel 97-B1-43, consisting of Lots 3, 4, 5, 5A & 6 of J. Imburg Subdivision and adjacent parcel.

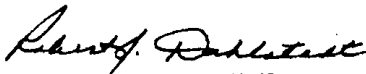
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. Parking lot lighting standards shall not exceed 20 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 produces a lighting intensity of a maximum of one-half-foot candle at the boundaries of the property and adjoining property developed for single family residential purposes.
2. The property will be properly buffered, landscaped and screened from residential buildings (except to the extent required to construct utility lines or driveways, if any) and would be provided to a depth of at least 10' adjacent to residential property and with a 6' high wooden fence along the boundaries of the subject parcel adjoining or adjacent to the residential properties.
3. No portable signs shall be permitted.
4. All dumpsters shall be enclosed.
5. The following uses shall not be permitted on the subject property: Carnivals, fairs, and circuses; dancing establishments and dance halls; fortune teller, palmist, astrologist, numerologist, clairvoyant, craniologist, phrenologist, a card-reader, spiritual reader, or advisor; riding academies; amusement parks, target ranges; clubs, fraternities, lodges, and similar meeting places; adult bookstores; liquor stores.
6. No display and sale of merchandise out of doors.
7. The applicant shall dedicate for the widening of Greencourt Road along its boundary with that road an amount sufficient for such widening as determined by the County Engineer at the Plan of Development approval, not to exceed 15 feet.

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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. Robert N. Johnson  
Eleven Hundred Associates  
Arvid L. Reedy, Jr. and  
Mary Virginia Higgins  
James O. & Nellie D. Camp  
Silver's Enterprises, Inc.