



ADDED, DELETED

COUNTY OF HENRICO PLANNING OFFICE

78-A1-1

TUCKAHOE DISTRICT

JAS

C-56C-86





COMMONWEALTH OF VIRGINIA
 COUNTY OF HENRICO

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

November 18, 1986

Re: Conditional Rezoning Case C-56C-86

Messrs. Irvin L. Sanderson, Jr. &
 Cecil E. Martin, Jr.
 7903 West Broad St.
 Richmond, Va. 23229

VOID
 See C-15C-89

Gentlemen:

The Board of Supervisors at its meeting on November 12, granted your request to conditionally rezone property from A-1 Agricultural to B-3C General Business District (Conditional), Parcel 78-A1-1, described as follows:

Beginning at a point on the south line of Broad Street Road, 793 +- west of its intersection with the W. line of Ronald Drive; thence S. 43° 19' 30" W., 1,225' +- to a point; thence N. 45° 42' 55" W., 411.42' to a point; thence N. 43° 25' 20" E., 1,015' +- to a point on the south line of Broad Street Road; thence in an easterly direction along the S. line of Broad Street Road, 320' +- to a point; thence continuing in an easterly direction along the S. line of Broad Street Road, 125' +- to the point of beginning, containing 10.50 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 that portion of the Property zoned B-3C 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: convenience store, gas station, bar, bowling alley, skating rink and 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. Signage on the Property shall be controlled by the standards applicable to signage in a B-2 zoning district.
3. The exposed portion of the exterior wall surfaces (front; rear and sides) of any building constructed on the Property (excluding roof-top screening material for mechanical equipment) shall be similar in quality as to architectural treatment and materials. All buildings constructed on the Property shall have exposed exterior walls (above finished grade) of face brick, natural stone, pre-cast or cast-in-place architectural concrete or of exposed aggregate concrete and/or glass or of an equivalent, permanent, architecturally finished material. No building shall

be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, asbestos, iron, steel or stucco, except that stucco may be used if applied over masonry backing.

4. No building constructed on the Property shall exceed the lesser of two (2) stories or thirty-five (35) feet in height.
5. No automobile repair work shall be performed outside of any building.
6. The hours of service to the public shall not commence prior to 7:00 a.m. or extend beyond 10:00 p.m., daily.
7. Landscaped or natural buffer areas of a minimum width of twenty (20) feet in width shall be provided along the side yard boundaries of the Property. Utility easements, driveways, signage or other items approved or 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 areas. Existing vegetation, underbrush and fallen, diseased or dead plant growth may be removed, and additional plantings shall be added as determined to be necessary at the time of landscape plan review, to properly screen development on the Property. Where the placement of utility easements within a landscaped or natural 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 or by any governmental body. No automobiles may be parked or displayed for sale within the aforesaid buffer areas.
8. 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.
9. 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 front and side boundaries of the Property.
10. No outside speaker systems shall be placed on the Property.
11. No mobile signs shall be placed on the Property.

Messrs. Irvin L. Sanderson, Jr. &
Cecil E. Martin, Jr.
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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. Jay M. Weinberg
Mr. T. S. Freeman, et. als.