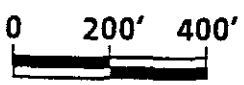


ADR
MON. 200-3
442,988.85
232,781.35

RETAIL AUTO. PARTS

COUNTY OF HENRICO PLANNING OFFICE

C-270-87



PT. 8 - B2 - 40
FAIRFIELD DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 19, 1987

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

Re: Conditional Rezoning Case C-27C-87

The PEP Boys - Manny, Moe & Jack
32nd Street & Allegheny Avenue
Philadelphia, PA. 19132

Gentlemen:

The Board of Supervisors at its meeting on May 13, granted your request to conditionally rezone property from B-2 Community Business and R-3 One Family Residence to B-3C General Business District (Conditional), described as follows:

Part of Parcel 8-B2-40:

Commencing at a point in the County of Henrico, Virginia on the Nine Mile Road at a point 151.97' from the eastern line of Marlin Drive; thence running along the Nine Mile Road in an easterly direction along a curve with a radius of 1466.40; 360.06' to a point; thence at a bearing of N. 47° 51' 56" E., 33.02' to a point; thence at a bearing of S. 18° 30' 04" E., 472 +- ' to a point; thence at a bearing of S. 70° 49' 05" W., 369+-' to a point; thence at a bearing of N. 19° 10' 55" W., 350.00' to the point of commencement, containing 3.4 +- 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 subject parcel shall be utilized for only those principal uses permitted in the B-2 Community Business District and the following additional uses: sales of automotive parts and related accessories; sales of automotive tires and related accessories; automobile service, repair and equipment establishments.
2. The following uses shall not be permitted on the subject parcel: automobile body work; automobile painting; major transmission repair; or major engine repairs.
3. All service department bays shall open on the eastern side of any building on the subject parcel facing in the direction of Meadowspring Road.
4. All the storage areas and trash containers shall be enclosed.
5. All delivery of merchandise shall be during daylight hours.
6. The business operation hours on the subject parcel shall be limited to the following: 8:30 a.m. to 9:00 p.m. on Monday through Friday; 8:30 a.m. to 9:00 p.m. on Saturday; and 9:00 a.m. to 5:00 p.m. on Sunday.
7. No automobile service or repair shall be performed in the parking area.
8. Automobiles shall not be permitted to park in the parking area overnight except on a temporary basis while waiting for parts or repair.

9. That portion of the subject parcel between the "existing zoning line" and the "proposed zoning line" on the plat by Beamon & Associates, P.C., Consulting Engineers, shall be utilized only for parking.
10. There shall be no outside speakers on the subject property.
11. There shall be no outside storage on the subject parcel except as permitted in proffer number 4 above.
12. There shall be a ten feet wide side line buffer along the eastern and western sides of the subject parcel between Nine Mile Road and the "existing zoning line" on the plat by Beamon & Associates, P.C., Consulting Engineers; and there shall be a solid board fence six feet high along this side line buffer where there are residences adjoining the subject parcel.
13. There shall be a twenty feet wide side line buffer with a solid board fence six feet high along the eastern and western sides of the subject parcel between the "existing zoning line" and the "proposed zoning line" on the plat by Beamon & Associates, P.C., Consulting Engineers.
14. There shall be a forty feet wide rear line buffer with a solid board fence six feet high along the "proposed zoning line" on the plat by Beamon & Associates, P.C., Consulting Engineers.
15. The owner of the subject parcel shall maintain all buffer areas.
16. All lighting in the parking lot shall be of a directional nature so that the direction of the light can be adjusted to suit the adjoining residential properties.
17. There shall be no ingress or egress to the subject parcel except from Nine Mile Road.

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., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. and Mrs. Robert N. Johnson
Ms. Minnie M. Franck