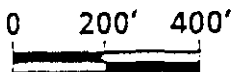


COUNTY OF HENRICO PLANNING OFFICE

HOME IMP. SUPPLY STORE

C-19C-88



pt. 7-A1-1
FAIRFIELD DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
March 15, 1988

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

Re: Conditional Rezoning Case C-19C-88

Hechinger Company
c/o Mr. Thomas F. Gallagher
3500 Pennsy Drive
Landover, Maryland 20785-1691

Gentlemen:

The Board of Supervisors at its meeting on March 9, granted your request to conditionally rezone from B-2C Community Business (Conditional) to B-3C General Business District (Conditional), described as follows:

Part of Parcel 7-A1-1:

Beginning at the point of intersection of the N. line of Neale Street and the E. line of Mechanicsville Turnpike; thence along the arc of a curve to the northeast having a radius of 68,699.93', 22.14' to a point; thence N. 34° 53' 16" E., 133.86' to a point; thence N. 81° 51' 46" E., 20.52' to a point; thence N. 34° 53' 16" E., 27.00' to a point; thence S. 86° 13' 41" W., 19.21' to a point; thence N. 34° 53' 16" E., 309.83' to a point; thence along the arc of a curve to the east having a radius of 25', 39.22' to a point; thence S. 55° 6' 44" E., 868.47' to a point; thence S. 30° 54' 33" W., 467.76' to a point; thence N. 59° 5' 27" W., 916.55' to a point; thence N. 13° 13' 24" W., 15.57' to the point of beginning, containing 10.415 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. Use Restrictions. Principal uses permitted on the Property shall be limited to a home improvement and building supply store with an outdoor lawn and garden supply facility and products incidental thereto, and those uses permitted in a B-2 zoning district, except that the following uses shall not be permitted:
 - (a) Roller skating rinks.
 - (b) Billiard parlors.
 - (c) Bowling alleys.
 - (d) Establishments operating primarily as amusement or video game parlors.
 - (e) Repair business for electrical heating or plumbing systems.
 - (f) Mortuaries.
 - (g) Adult book stores.
 - (h) Hotel or motel.

2. Building Materials. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property shall be substantially similar to the exposed portions of other exterior wall surfaces of such building in architectural treatment and materials, exclusive of canopies, and shall be predominantly of brick, fluted or split block, glass, stucco, drivit and/or stone, except to the extent that other architectural materials are used for trim, architectural decorations or design elements. No exposed portion of any exterior wall surface shall consist of untreated or painted cinderblock.
3. Rooftop Mechanical Systems. No heating, air conditioning or mechanical equipment shall be placed on the roof of any building unless properly screened from ground level.
4. Height Limitations. No building constructed on the Property shall exceed the lesser of two (2) stories or thirty-eight (38) feet in height above grade level (exclusive of architectural design features).
5. Square Footage Limitation. No more than one hundred thousand (100,000) square feet of gross building floor area shall be constructed on the Property.
6. Parking Lot Landscaping. Parking lots serving the Property shall be landscaped, including, but not limited to, the planting of shrubbery and/or trees in raised islands located within such parking lots or between parking rows.
7. Screening of Trash Receptacles. All trash receptable areas shall be substantially screened from view off site.
8. Signage and Hours of Operation. Signage and hours of operation shall be controlled by zoning ordinance provisions relating to signage and hours of operation in a B-2 zoning district.
9. Buffer Area. Landscaped buffer areas of a minimum of thirty (30) feet in width shall be maintained along the rear or southeastern boundary of the Property which parallels Mechanicsville Turnpike, and continuing from the rear property line, five hundred (500) feet along the boundary of the Property abutting Neale Street (as such right-of-way is determined at the time of Plan of Development review), except to the extent necessary for utility easements, roads, driveways, signage or other purposes required by the Planning Commission at the time of Plan of Development review or by any other applicable governmental body. Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall, be removed from such buffer areas, and if so removed, additional plantings shall be added. Utility easements, roads or driveways within the aforesaid buffer area shall extend generally perpendicular thereto.
10. Parking Lot Lighting. Parking lot lighting shall be provided by concealed sources of light, except at vehicular access points or as otherwise required at the time of Plan of Development review. Parking lot lighting shall be reduced to no more than a security level following the close of business operations on the Property.
11. There shall be no outside speaker or paging systems on the Property.

Hechinger Company
c/o Mr. Thomas F. Gallagher
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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,

W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay M. Weinberg
Maplewood Farm General Partnership