

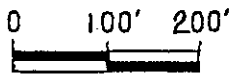
COUNTY OF HENRICO PLANNING OFFICE

AUTOMOTIVE CENTER

PT. 84-A1-57

C-63C-89

TUCKAHOE DISTRICT



JAS



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

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

October 17, 1989

Re: Conditional Rezoning Case C-63C-89

Mr. Robert B. Wilton, III  
10907 Gayton Road  
Richmond, Virginia 23233

Dear Mr. Wilton::

The Board of Supervisors at its meeting on October 11, granted your request to conditionally rezone from B-1C Business (Conditional) to B-3C Business District (Conditional), described as follows:

Part of Parcel 84-A1-57, Quioccasin Gardens, Lot 2

Beginning at a point on the W. line of Starling Drive, said point being 181.91' north of the north line of Quioccasin Road; thence N. 73° 00' 29" W., 174.35' to a point; thence N. 17° 12' 47" E., 160.00' to a point; thence S. 73° 00' 29" E., 181.30' to a point on the W. line of Starling Drive; thence S. 19° 43' 41" W., 160.18' along the said W. line of Starling Drive to the point of beginning, containing .65 acre.

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):

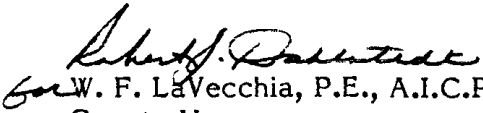
- ALSO SEE #11
1. The parcel shall only be used for a passenger and light truck automotive quick change oil and lubrication facility with as a permitted use a single enclosed coin operated car wash located within the main structure and/or such other uses as permitted in a B-1 district except that there shall be no food service or sale of alcoholic beverages allowed to the general public.
  2. Signage shall not be greater than that as allowed and regulated in a B-2 district. Applicant agrees to make signage a part of the landscaping plan.
  3. Hours of service to the public shall be restricted to between 7:00 A.M. and 9:00 P.M. daily Monday through Saturday only and the business on this parcel shall be closed on Sunday.
  4. All buildings erected on the parcel including accessory buildings shall be constructed of a standard size brick similar to the adjacent shopping center. The exterior of such building shall be the same and uniform on all sides of all buildings. The color of the brick will be grey.
  5. Lighting shall be of a low intensity nature and shielded (such as "shoe box" type fixtures) to minimize any off premises lighting or glare to adjacent residential areas with lighting to be reduced to minimal levels as necessary for security during closure hours. Lighting fixtures shall not exceed twenty (20) feet in height from ground level.

6. Trash shall be kept and stored within the premises or in enclosed dumpster type containers which containers shall be screened from the residential area to the north of the parcel and which container shall be located on the southern boundary of the site away from the residential community to the north and as approved by the County of Henrico.
7. There shall be no ingress or egress by Starling Drive. The existing curb cut on Starling shall be closed and all ingress and egress shall be through the adjoining shopping center development located on the property's western and northern boundaries and as approved by the County of Henrico.
8. No inoperative vehicles will be stored outside but shall be kept within an enclosed building.
9. Any rooftop mechanical systems which are visible from ground level at property line shall be screened from view in such manner as required by the Planning Commission at the time of Plan of Development review.
10. Landscaping and/or other appropriate buffering will be provided and maintained along the boundaries of the property, as required by the Planning Commission at the time of Plan of Development review. Such buffering shall specifically include a strip at least six (6) feet wide which shall be planted and maintained including replacement as necessary with trees or other tall greenery or developed with berms as necessary to provide substantial screening of the property along its northern boundary which faces nearby property zoned for residential use.
11. In addition to the restrictions set forth in proffer #1, no portion of the property shall be used for the following purposes:
  - a. carpenter shop not primarily engaged in retail sales.
  - b. electrical shop not primarily engaged in retail sales.
  - c. furniture repair shop not primarily engaged in retail sales.
  - d. plumbing shop not primarily engaged in retail sales.
  - e. heating shop not primarily engaged in retail sales.
  - f. video arcade, bowling, skating, billiards and similar indoor recreational establishments.
12. Not accepted by the Board of Supervisors.

Mr. Robert B. Wilton, III  
Page 3  
October 17, 1989

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

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Starling Quioccasin Associates