

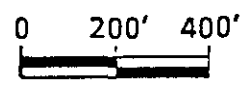
COUNTY OF HENRICO PLANNING OFFICE

AMEND PROFFERED COND.

2-B2-16,17,18,19,46,47,65

FAIRFIELD DISTRICT

C-69C-89



JAS



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 17, 1989

Re: Amendment of Proffered Conditions
C-69C-89

Mr. Robert T. Mills,
Vice-President
WF Development Company
33 South 13th St.
Richmond, Virginia 23219

Dear Mr. Mills:

The Board of Supervisors at its meeting on October 11, granted your request to amend proffered conditions on Conditional Rezoning Case C-19C-87. The present zoning of the property is B-3C Business District (Conditional).

The following substitute proffered conditions accepted by the Board of Supervisors, further regulate the use of your property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

1. Any principal use permitted and as regulated in the "B-2" District.
2. Business signs as permitted and regulated in the "B-2" District.
3. Hours of operation limited to between the hours of 6:00 a.m. to 12:00 a.m. midnight, except for a grocery store in which case, the hours of operation may be extended to 2:00 a.m.
4. The out parcels of the existing shopping center development shall be allowed the following use permitted in B-3 zoning.
 - A. Auto repair service, including but not limited to businesses such as:
 1. tune-up repair establishments
 2. lubrication/oil changes
 3. muffler repair/replacement
 4. brake repair/replacement
 5. tire store
 6. Not accepted by Board of Supervisors
 7. Not accepted by Board of Supervisors

All of the above uses shall only be constructed and operated with enclosed screens for dumpsters and no storage of salvage parts shall be permitted to be visible outside a protected screened enclosure.

5. The following parcels will have a 25 foot wide natural or landscaped wooded buffer area along their boundary with adjoining land that is not part of this application. The buffer area shall be along the eastern and southern boundaries of the subject property, abutting other properties that are zoned R-4 for residential purposes.
6. Applicant will install a 8' high chain link fence located 25' away from and along the common boundary line of the property belonging to William and Eilee C. Darhanian, the Fairfield Presbyterian Church and a 144.42' portion of the common boundary with Herman C. and Ravenia T. Olney. This fence will be installed prior

Mr. Robert T. Mills,
Vice-President
WF Development Company
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to the issuance of occupancy permits for the buildings to be constructed on this property.

7. There shall be a minimum 10' wide landscaped strip along Mechanicsville Turnpike and Harvie Road.
8. Ingress and egress to the subject property will be limited to Mechanicsville Turnpike and Harvie 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 amended and reordained 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