

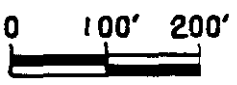
COUNTY OF HENRICO PLANNING OFFICE

CONVENIENCE STORE / GAS STATION / CAR WASH

72-B2-11

TUCKAHOE DISTRICT

C-74C-89



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

April 17, 1990

Re: Conditional Rezoning Case C-74C-89

John G. Dicks, III, Esquire
5601 Ironbridge Pkwy., Suite 101
Chester, Virginia 23831

Dear Mr. Dicks:

The Board of Supervisors at its meeting on April 11, granted your request to conditionally rezone from A-1 Agricultural to B-2C Business District (Conditional), property described as follows:

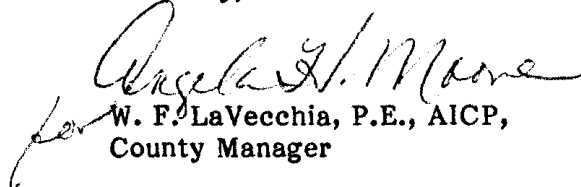
Parcel 72-B2-11:

Beginning at a found iron marking the southeast corner of the property described and lying on the north right of way line of West Broad Street and also being 600' more or less west of Pouncey Tract Road proceeding in a clockwise direction thus; N. 67° 52' 03" W., 168.00' to a rod on the north right of way line of West Broad Street; thence N. 21° 58' 19" E., 437.80' along the line of now or formerly Lawrence, Tax Map #72-B2-10 to a found granite monument and point; thence S. 69° E., 41.00' along the line of Tax Map #72-B2-12 to a found iron; thence S. 5° 50' 07" W., 456.97' along the line of now or formerly Owen Tax Map #72-B2-23 to the point of beginning, containing 1.0518 acres.

The Board of Supervisors accepted the attached seven (7) proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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., AICP,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. David L. McCray



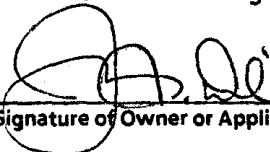
COUNTY OF HENRICO, VIRGINIA

REVISED
PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

AMENDED AND RESTATED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:


Signature of Owner or Applicant*

John G. Dicks, III

March 23, 1990

Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

1. USE AND LIMITATION. The subject property shall be devoted only to the following uses.

Automotive filling station with attendant sales office and with a convenience store and food operation.

2. BUFFER AREAS. Landscaped and natural buffer areas shall be maintained as described in (a) and (b) below, except to the extent necessary for access drives or other purposes specifically approved by the Planning Commission at the time of plan of development review:

- a. A landscaped buffer area of a minimum of twenty-five (25) feet in width parallel to and adjacent to the West Broad Street Road right of way.
- b. Existing vegetation or underbrush, may, and diseased and dead plant growth shall be removed from such buffer areas and if so removed, additional planting and/or berms shall be added. Utility easements within the buffer areas shall be extended generally perpendicular thereto. Where permitted or practicable, areas disturbed for replacement of utilities within the buffer areas shall be restored.
- c. Stormwater control facilities shall not be located in the buffer areas.

RECEIVED

ACCEPTED BY THE BOARD OF SUPERVISORS APRIL 11, 1990

MAR 26 1990

PLANNING OFFICE
COUNTY OF HENRICO
PLANNING OFFICE

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3. BUILDING MATERIALS. The buildings shall be constructed substantially in conformity with the attached Exhibits A unless specifically approved by the Planning Commission for an alternative plan. These construction specifications shall include but not be limited to the following:

The visible portions of the exterior wall surfaces of buildings constructed on the subject property shall be of brick construction (exclusive of windows and metal trim). Additionally, the visible portions of the support columns for the canopies covering the fuel pumps shall be of red brick construction. Such buildings and any canopy covering pump islands shall have mansard style roofs. The portion of roofs visible from ground level shall be covered by roofing materials which are slate in appearance.

4. BUILDING HEIGHT. No building constructed on the property shall exceed 35' in height..
5. SIGNAGE. Any freestanding sign placed on the site shall be ground-mounted and shall not exceed fourteen (14) feet in height. Any of the signs placed on the site, if lighted, shall be lighted only from internal sources. No spot lights or flood lights shall be permitted for signs or structure illumination. No sign may be lighted after hours of operation.
6. LIGHTING. Parking lot lighting shall be produced from concealed sources. The light fixtures shall be of a type such as a shoebox or canister type with light sources that are not visible and have reflectors that are adjustable so that cut-off angles can be adjusted. Light shall be reduced to a minimum necessary for security purposes after hours of operation. Light fixtures shall not be mounted in excess of 20' in height measured from the finished grade at their base. The parking lot lighting shall be positioned in such a manner as to minimize the impact of such lighting on adjacent property developed or used for residential purposes.
7. INTERNAL TRANSPORTATION NETWORK. Ingress and egress permitted to the subject property from West Broad Street Road shall be as reflected on the tentative site plan attached hereto as Exhibit B. The on-site vehicular circulation pattern shall be designed so that it may be coordinated with the future development of adjacent

SEE CASE
FILE FOLIO
EXHIBITS

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parcels. Upon the approval of a land use change to one or more of the parcels adjacent to the subject parcel from the existing use to a commercial use, provided that the said approval imposes as a condition on such case the development of a major joint access drive (sometimes referred to as a landmark or monument entrance on West Broad Street Road, in such a manner that the subject parcel could adequately, in the opinion of the County of Henrico, access such major joint access drive, the continued right of the subject parcel to direct access to West Broad Street shall expire 180 days after the subject parcel obtains actual physical access to the West Broad Street Road by way of major joint access drive serving one or more of the adjacent parcels.

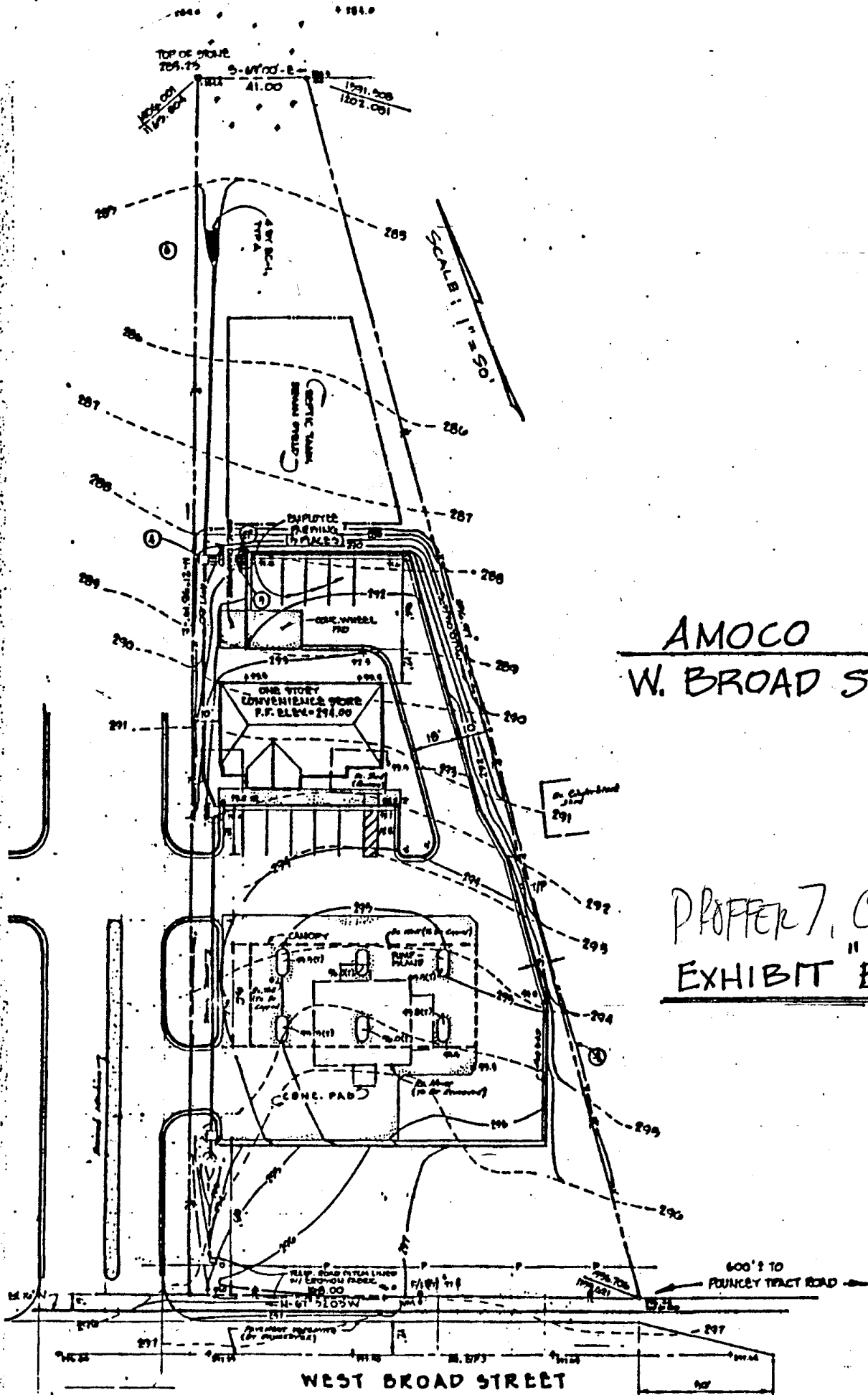
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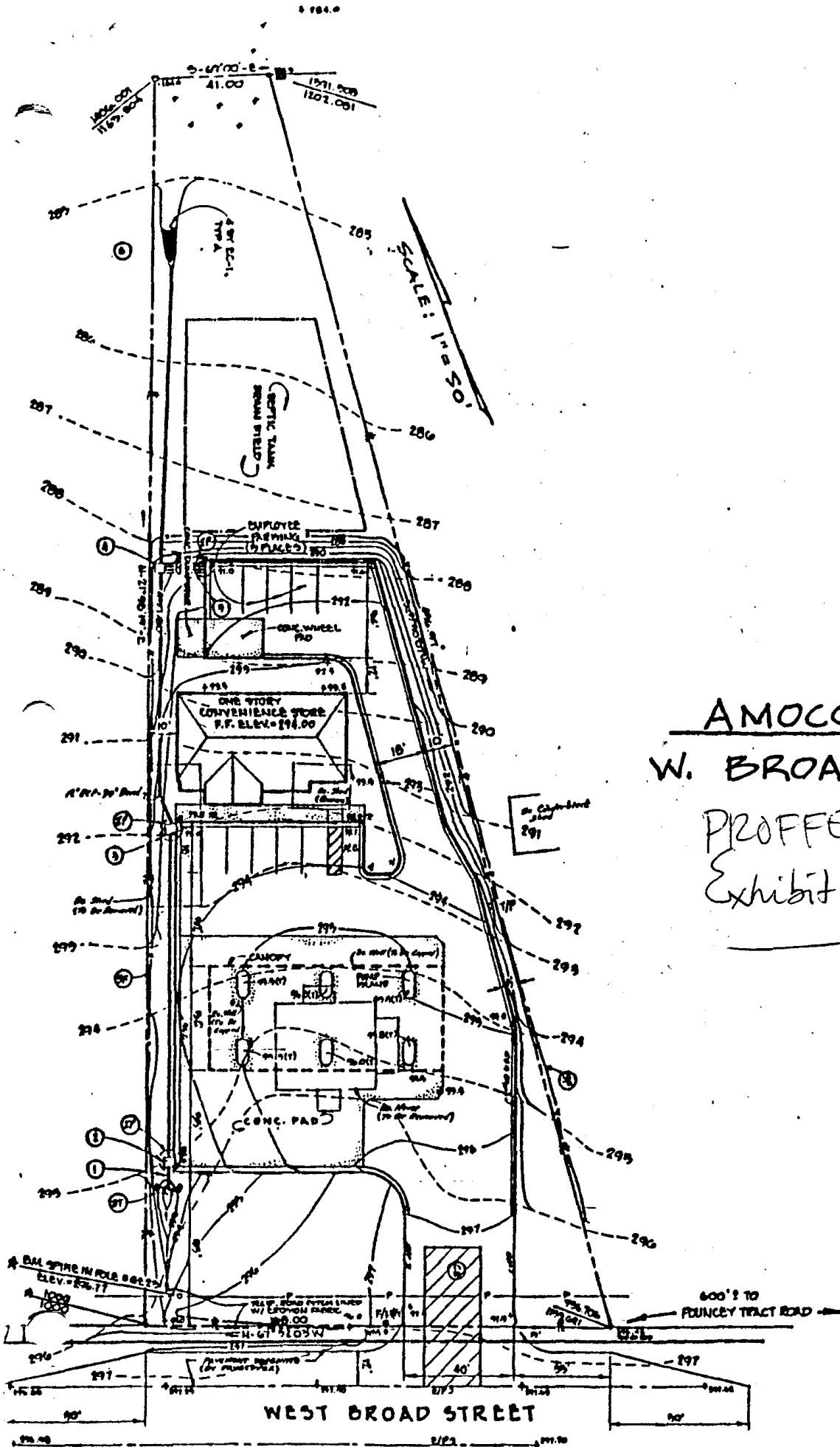
PLANNING OFFICE
COUNTY OF HENRICO



AMOCO
W. BROAD ST.

PROFFER 7, C-74C-89
EXHIBIT "B"

1/2



AMOCO
 W. BROAD ST.
 PROFFER 7, C-746-89
 Exhibit B

as indicated
 by Mr. Pikes
 on 4/11/90 at
 Bd. hearing

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