

COUNTY OF HENRICO PLANNING OFFICE

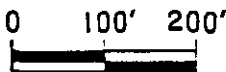
79-B2-19

TUCKAHOE DISTRICT

JAS

SERVICE STATION / AUTO REPAIR

C-13C-90





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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 15, 1990

Re: Conditional Rezoning Case C-13C-90

Seibert/Van Ness Properties
9230 Quioccasin Road
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on May 9, granted your request to conditionally rezone from B-1 Business to B-3C Business District (Conditional), property described as follows:

Parcel 79-B2-19:

Beginning at a monument on the northeast corner of the intersection of Pemberton Road and Quioccasin Road; thence N. $11^{\circ} 06''$ E., along the E. side of Pemberton Road 158.24' to a rod; thence N. $9^{\circ} 41' 54''$ E., 12.94' to a rod; thence S. $78^{\circ} 03' 29''$ E., 169.95' to a rod; thence S. $8^{\circ} 05' 52''$ W., 190.32' to a rod; thence west 149.22' to a monument; thence N. $44^{\circ} 31' 50''$ W., 36.9' to a monument marking the beginning, containing 0.74 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):

1. The uses permitted on the property shall be those permitted by a B-1 zoning and a service station operation for the repair of vehicles under 5,000 pounds and retail sale of fuels and related items as permitted by B-3 zoning.
2. The existing towing operation will be discontinued. Wrecker service will be limited to only towing vehicles to and from the property for repair purposes. No storage of inoperative vehicles shall be permitted on this property except vehicles awaiting parts and/or repair but not to exceed five working days. Wreckers will not be kept on the property.
3. Dumpsters, salvage and/or scrap materials shall be enclosed by screening in accordance with the approval of a P.O.D.
4. A maximum of two pump islands shall be permitted. A minimum of 15 parking spaces shall be provided.
5. Only one access drive shall be permitted on Pemberton Road and a maximum of two access drives shall be permitted on Quioccasin Road.

Seibert/Van Ness Properties

Page 2

May 15, 1990

6. A 10' wide landscape area will be provided as a buffer between the parking area and Pemberton Road.
7. The addition to the existing structure will not exceed the height of the existing structure (1 story).
8. The addition referred to in #7 shall be constructed with brick exterior wall surfaces with steel door similar to existing structure.

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,



WFL W. F. LaVecchia, P.E., AICP,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Chip Edwards & Associates, Inc.