



COUNTY OF HENRICO PLANNING OFFICE

GAS STATION/CONV. STORE/CAR WASH

97-BI-12

BROOKLAND DISTRICT

C-44-91



JAS

May 19, 1992

Re: Conditional Rezoning Case C-44C-91

Mr. Kenneth Lee McDowell
Crown Central Petroleum Corporation
1 North Charles St.
Baltimore, MD. 21203

Dear Mr. McDowell:

The Board of Supervisors at its meeting on May 13, granted your request to conditionally rezone property from B-1 Business to B-2C Business District (Conditional), Parcel 97-B1-12, described as follows:

Beginning at a nail and cap on the eastern right-of-way of Staples Mill Road and being the southwestern corner of Zaun's Division Lot 11; thence with the line of Lot 11, S. 74° 45' 00" E., 188.45' to an iron pin; thence with the line of Talley & Flannary S. 11° 33' 37" W., 69.85' to an iron pin; thence S. 12° 28' 30" W., 33.64' to an iron pin; thence with the line of Haskell Chemical Company S. 83° 54' 30" W., 176.00' to an iron pin on the eastern right-of-way of Staples Mill Road; thence with the arc of said right-of-way having an arc distance of 170.24', a radius of 1405.40' and a chord of N. 04° 52' 29" E., 170.13' to the point of beginning, containing (24,744 square feet), 0.568 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. Architectural Materials. The exposed portions of each exterior wall surface (front, rear and sides) of the principal buildings constructed on the property shall be of split face block, exclusive of canopy and fascia, windows, doors, trim, screening materials for mechanical equipment, and other architectural treatments.
2. Elevation. The architectural style of the automobile filling station, convenience store and car wash to be constructed on the property shall be substantially as shown on the attached elevations designed as Exhibit A (see case file).
3. HVAC. Rooftop heating and air conditioning equipment shall be screened from public view at ground level from property line.
4. Trash Dumpsters. Trash dumpsters shall be screened from public view at ground level from property line.
5. Building Height. No building constructed on the property shall exceed one (1) story or twenty-five (25) feet in height at its maximum height.
6. Permitted Uses. Principal uses permitted on the property shall be limited to an automobile filling station, convenience store and car wash and those uses permitted

Mr. Kenneth Lee McDowell
Crown Central Petroleum Corporation
Page 2
May 19, 1992

- in a B-1 zoning district.
7. Parking Lot Lighting. No parking lot lighting shall exceed eighteen (18) feet in height as measured from the grade of the base of the lighting standard.
 8. Canopy Lighting. Lighting under the canopy shall be of a recessed design.
 9. Deliveries. No deliveries of fuel or other supplies will be made between the hours of 10:00 p.m. and 6:00 a.m.
 10. Landscaping. An irrigated landscape strip with a minimum width of ten (10) feet shall be located along Staples Mill Road. Utility easements, signage, roads, sidewalks, access drives and other purposes required or permitted at the time of Plan of Development review may be permitted within the aforesaid landscape area in accordance with a landscape plan approved by the Planning Commission.

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,

Virgil R. Hazelett, P.E.,
County Manager


AM:jt
cc:

Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index