

AMEND PROFFERED CONDITIONS

**C-33C-92**



**86-B2-108**

**THREE CHOPT DISTRICT**

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

October 20, 1992

Re: Conditional Rezoning Case C-33C-92

Meadowbrook Associates, Inc.  
d/b/a Golden Skateworld  
P. O. Box 451  
Richmond, Virginia 23203

Gentlemen:

The Board of Supervisors at its meeting on October 14, granted your request to amend proffered conditions on Conditional Rezoning Case C-105C-88, being Parcel 86-B2-108.

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. 1(f) (i) video games, if such games utilize in excess of fifteen percent (15%) of the total square footage of the building and (ii) pool tables, except that pool tables shall be permitted after December 1, 1993.
7. The hours of operation (including the acceptance of delivery vehicles) shall be limited to a period between 7:00 a.m. and 12:00 midnight unless the property is used as an automobile or truck sales, service, repair, equipment and parts establishment in which event the hours of operation (including the acceptance of delivery vehicles) shall be limited to a period between 7:00 a.m. and 10:00 p.m.
9. If the property is used as an automobile or truck sales, service, repair, equipment and parts establishment, then no business activity will be conducted on the property on Sundays.
11. So long as the principal use of the property is as a skating rink, a landscaped buffer shall be maintained in the existing curbed area along the eastern line of the property. A single detached sign shall be permitted in said landscaped area. No vehicles shall be parked or displayed within said landscaped buffer. The landowner (applicant) will submit for administrative review only a landscape plan substantially similar to that attached hereto as Exhibit A (see case file). A landscape plan substantially similar to Exhibit A hereto will be approved and landscaping completed in accordance with such plan by October 31, 1993 will be deemed to satisfy this proffer. In the event the principal use of the property changes to something other than a skating rink, a ten (10) foot landscaped buffer shall be maintained along the eastern line of the property exclusive of entrance ways. A single detached sign shall be permitted in such landscaped buffer. No vehicles shall be parked or displayed within said landscaped

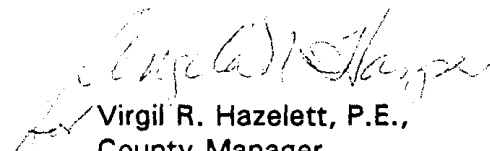
Meadowbrook Associates, Inc.  
d/b/a Golden Skateworld  
Page 2  
October 20, 1992

buffer.

In addition, the landowner (applicant) will restore the landscaping in the landscape islands within the parking lot area of the property which are highlighted in yellow on the survey attached hereto as Exhibit B (see case file), all in substantial conformity with the landscape plan submitted by a prior owner of the property and approved by the County in February 1975 or in conformity with a revision or substitution to such landscape plan if approved by the County. Such restoration shall be completed by October 31, 1993.

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 condition in the Conditional Zoning Index.

Sincerely,



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

cc: Clerk, Board of Supervisors  
Director, Real Estate Assessment  
Conditional Zoning Index  
The Linhart Company  
Mr. David W. Clarke, Esquire

October 20, 1992

Re: Conditional Rezoning Case C-33C-92

Meadowbrook Associates, Inc.  
d/b/a Golden Skateworld  
P. O. Box 451  
Richmond, Virginia 23203

Gentlemen:

The Board of Supervisors at its meeting on October 14, granted your request to amend proffered conditions on Conditional Rezoning Case C-105C-88, being Parcel 86-B2-108.

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. 1(f) (i) video games, if such games utilize in excess of fifteen percent (15%) of the total square footage of the building and (ii) pool tables, except that pool tables shall be permitted after December 1, 1993.
7. The hours of operation (including the acceptance of delivery vehicles) shall be limited to a period between 7:00 a.m. and 12:00 midnight unless the property is used as an automobile or truck sales, service, repair, equipment and parts establishment in which event the hours of operation (including the acceptance of delivery vehicles) shall be limited to a period between 7:00 a.m. and 10:00 p.m.
9. If the property is used as an automobile or truck sales, service, repair, equipment and parts establishment, then no business activity will be conducted on the property on Sundays.
11. So long as the principal use of the property is as a skating rink, a landscaped buffer shall be maintained in the existing curbed area along the eastern line of the property. A single detached sign shall be permitted in said landscaped area. No vehicles shall be parked or displayed within said landscaped buffer. The landowner (applicant) will submit for administrative review only a landscape plan substantially similar to that attached hereto as Exhibit A (see case file). A landscape plan substantially similar to Exhibit A hereto will be approved and landscaping completed in accordance with such plan by October 31, 1993 will be deemed to satisfy this proffer. In the event the principal use of the property changes to something other than a skating rink, a ten (10) foot landscaped buffer shall be maintained along the eastern line of the property exclusive of entrance ways. A single detached sign shall be permitted in such landscaped buffer. No vehicles shall be parked or displayed within said landscaped

Meadowbrook Associates, Inc.  
d/b/a Golden Skateworld  
Page 2  
October 20, 1992

buffer.

In addition, the landowner (applicant) will restore the landscaping in the landscape islands within the parking lot area of the property which are highlighted in yellow on the survey attached hereto as Exhibit B (see case file), all in substantial conformity with the landscape plan submitted by a prior owner of the property and approved by the County in February 1975 or in conformity with a revision or substitution to such landscape plan if approved by the County. Such restoration shall be completed by October 31, 1993.

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 condition 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  
The Linhart Company  
Mr. David W. Clarke, Esquire