

AUTO PARTS STORE

C-70C-94



PT. OF 105-A1-21
FAIRFIELD DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 20, 1994

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-70C-94

Mr. Samuel Dudra, Jr.
P. O. Box 1140
Mechanicsville, Va. 23111

Dear Mr. Dudra:

The Board of Supervisors at its meeting on December 14, 1994, granted your request to conditionally rezone property from R-3 One Family Residence District to B-3C Business District (Conditional), Part of Parcel 105-A1-21, Lakeside Terrace Subdivision, Lots 13, 14, 20, and 21.

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. Restriction of Use: Area to be rezoned to be limited in use to landscape, utility easements, parking and service access generally as shown on the site plan (as illustrated in Exhibit A) (see case file).
2. Privacy: Will install an 8-foot high split face (on both sides) concrete block wall generally along the east property line and extending 40 feet generally along the south property line, and a 6-foot high wall 40 feet long, 15 feet south of and parallel to the Lakeside Boulevard property line.
3. Landscape: Will make every effort to preserve the existing trees along the east side of the property to the extent practical and will install evergreen shrubs between the parking area and the property line along Lakeside Boulevard.
4. Buffer Area: Buffer area to be completed to County Specifications prior to Certificate of Occupancy being issued by County, weather permitting for buffer completions.
5. Hours of Operation: Business with the public will be conducted between the hours of 8:00 a.m. and 10:00 p.m., Monday through Saturday and between 8:00 a.m. and 6:00 p.m. on Sunday.
6. Trash Pick Up: Will request trash pick-up agency to confine on site operations to the hours between 8:00 a.m. and 8:00 p.m. Monday through Friday. There will be no collection on Saturday, Sunday or Holidays.
7. Speakers: There will be no outside speakers.

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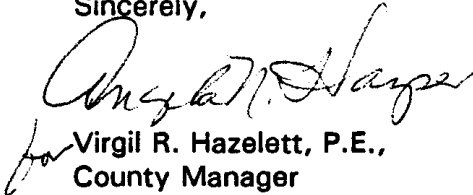
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8. Parking Lot Lights: Parking lot lights will be regulated by timers, ensuring that lights will be off after all customers and employees have exited the parking areas.
9. Site Restriction: Proffers 5 - 8 would apply to entire unified development north of Sibley Avenue and east of Brook 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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,


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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Michael Shaia