

AMEND PROFFERED CONDITIONS

C-45C-98



Pt. of 49-A-41N
BROOKLAND DISTRICT
 HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

August 20, 1998

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-45C-98

Mr. Stuart Haynes, Jr.
Springfield Land Development Group
9520 W. Broad St.
Richmond, VA 23294

Dear Mr. Haynes:

The Board of Supervisors at its meeting on August 12, 1998, granted your request to amend proffered conditions on Conditional Rezoning Case C-69C-87, being Part of Parcel 49-A-41N.

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 24, Code of Henrico (Zoning Ordinance).

1. Permitted Use. The use of the Property shall be limited to the expansion of the existing automobile dealership located on property adjacent to the south of the subject Property, and uses accessory thereto.
2. Building Height. No building constructed on the Property shall exceed the lesser of twenty-five (25) feet or two (2) stories in height.
3. Outdoor Speakers. No outdoor speaker system shall be placed on the Property.
4. Building Materials. There may be exposed metal on the front, rear and sides of buildings constructed on the Property, provided that the portion of any building facing toward Old Springfield Road or Springfield Road, shall not be more than fifty percent (50%) metal. There shall be no untreated or exposed cinderblock visible as a portion of the front, rear or side wall.
5. Parking Lot Lighting. Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting offsite, and which produce a lighting intensity of a maximum of one-half foot candle along the boundaries of the Property abutting residential uses. Parking lot lighting shall be reduced to no more than a security level following the closing of business operations.
6. Hours of Service. The hours of service to the public shall not commence prior to 7:00 a.m. nor extend beyond 10:00 p.m. daily, and no repair work shall be permitted on Sundays.
7. Access Limitation. There shall be no access drive between the Property and Old Springfield Road, until such time as a median is constructed in Springfield Road with no

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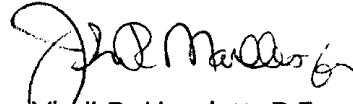
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median break to allow southbound traffic on Springfield Road to make a left turn into the Property.

8. Repair Work. Automobile repair work shall only be performed within enclosed buildings on the Property. No body repair work shall be performed on the Property.
9. Signage. There shall be no more than one (1) freestanding sign erected on the Property.
10. Springfield Road Landscaping. The planting pattern of Bradford pear trees established within the Springfield Road parking lot setback on the adjacent parcel to the south of the Property shall be continued on the Property, as will be shown on a Landscape Plan submitted in connection with any required Landscape Plan approval for development on the Property.

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: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Glenn R. Moore, Esquire