

NOTE:
 This Rezoning Case Lies Within The Airport Safety Overlay District as Adopted by the Board of Supervisors June 12, 1991, in Accordance with Chapter 24, Addendum 58 (Zoning Ordinance Amendment)



AMEND PROFFERS

June 2002 Ref. 833-716-9203

C-31C-02

VARINA DISTRICT

Scale: 1" = 600'



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

August 20, 2002

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-31C-02

MTM Seven Pines, LLC
5701 Whiteside Road
Sandston, VA 23150

Dear Sir:

The Board of Supervisors at its meeting on August 13, 2002, granted your request to amend proffered conditions on Conditional Rezoning Case C-45C-00, on Parcel 833-716-9203 (165-A-12B; 5701 Whiteside Road), described as follows:

Beginning at a point on the northern line of U.S. Route 60; thence N12°22'20"E 599.34' to a point; thence N64°13'05"W 100.78' to a point; thence along a curve to the right with a radius of 449.88' a distance of 342.46' to a point; thence N20°36'15"W 656.01' to a point; thence along a curve to the left with a radius of 859.93' a distance of 45.22' to a point; thence N50°26'25"E 51.21' to a point; thence along a curve to the right with a radius of 909.93' a distance of 63.09' to a point; thence S20°36'15"E 240.13' to a point on a curve to the right; thence along said curve with a radius of 424.49' a distance of 314.20' to a point; thence N49°53'45"E 388.77' to a point; thence along a curve to the right with a radius of 256.05' a distance of 288.01' to a point; thence S66°06'15"E 199.91' to a point; thence along a curve to the right with a radius of 244.04' a distance of 178.60' to a point; thence S89°36'15"E 94.85' to a point; thence N00°23'45"E 233.67' to a point on the southern line of Interstate Route 64; thence along said southern line along a curve to the right with a radius of 11,365.16' a distance of 107.21' to a point; thence leaving said southern line S00°23'45"W 1,975.11' to a point on the northern line of U.S. Route 60; thence along said northern line along a curve to the right with a radius of 1,847.79' a distance 491.99' to a point; thence along said northern line N78°58'00"W 470.73' to the point of beginning, containing 48.2 more or less acres.

The Board of Supervisors accepted the following proffered conditions, dated August 12, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Proffer condition #13 shall be amended as follows:

No Access. Vehicular access to and from the Property shall not be permitted to Tax Parcels 832-717-6312, 832-715-6872, and 833-716-0432 unless otherwise permitted, or if required by, the Planning Commission at the time of Plan of Development review.

Proffered condition #17 shall be amended as follows:

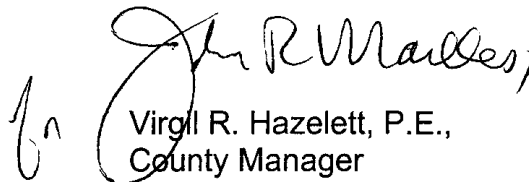
Time limit on inventory. All inventory for auction and/or sale including, but not limited to, equipment, trucks, motor vehicles, boats and any other mechanized equipment shall not remain on the premises longer than 110 days.

The following proffers shall be added:

20. Sales and Storage Restrictions. Any vehicle with a damaged or leaking reservoir shall be staged or stored in a designated, paved area that will be monitored daily. Any vehicle with an exposed reservoir will be covered to prevent leakage or spillage of damaging materials. No vehicles will be stacked, crushed, or dismantled, and no parts will be "pulled", sold, or stored, and vehicles will be auctioned as intact units.
21. Landscape Plan. The applicant will obtain a landscape plan for additional screening similar in appearance to the current landscaping in front of the existing building approved by the Henrico County Planning Office for any area other than the "Sales Lot" and "Repo Lot", as identified in the attached plat labeled "Overall Site Layout" (see case file) and dated July 7, 2000, prior to staging or storing insurance-damaged vehicles in any area other than the "Sales Lot" and "Repo Lot". This proffer shall not be interpreted to exclude other types of landscaping and screening superior to the current landscaping in front of the existing building.

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

pc: Director, Real Estate Assessment
Conditional Zoning Index
John W. Montgomery, Jr.

