

A-1 To O-2C
3.16 Ac.



ZONING
Employee Parking and
Storage Bldg. for Auto
Dealership

C-40C-02

BROOKLAND DISTRICT

August 2002 Ref. 760-756-7631

Scale: 1" = 400' (R)



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 19, 2002

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-40C-02

Asbury Automotive North Carolina
Real Estate Holdings, L.L.C.
300 North Greene Street
Suite 285
Greensboro, NC 27401

Dear Sir:

The Board of Supervisors at its meeting on November 12, 2002, granted your request to conditionally rezone property from A-1 Agricultural District to O-2C Office District (Conditional), on part of Parcel 760-756-7631, described as follows:

From a point in the western line of Mount Vernon Heights, Block E, thence S11°22'05"W, a distance of 189.34' to a point of beginning; thence S11°22'05"W, a distance of 475.02' to a point; thence N57°39'00"W a distance of 383.30' to a point; thence N29°21'30"E, a distance of 444.13' to a point; thence S57°39'00"E, a distance of 236.33' to a point being the point and place of beginning, containing 3.16 acres.


The Board of Supervisors accepted the following proffered conditions, dated October 31, 2002, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The property shall only be used for parking by employees of the adjacent automobile dealership.
2. Vehicular access to the property shall only be from the adjacent automobile dealership.
3. The building on the property shall only be used for storage of office equipment, supplies and files. Access to the building shall be between 7:00 a.m. to 10:00 p.m.
4. A 50-foot transitional buffer, supplemented with two rows of Leland Cypress trees six to eight feet in height at time of planting, staggered/offset, at ten foot intervals, shall be provided along the eastern border of the property. A 25-foot transitional buffer shall be provided along the western border. No parking or storage shall occur in the buffer areas. A landscaping plan for the purpose of screening the use from the adjacent properties shall be submitted to and approved by the planning commission prior to the occupancy of the property.

5. Access to Darnell Road/Lynn Avenue shall be eliminated. The existing entrance from Darnell Road shall be removed and landscaped as required by the planning commission at the time of P.O.D. review.
6. Parking lot lighting fixtures shall not exceed twelve feet (12') in height above grade level. Parking lot lighting shall be produced from concealed sources (i.e., "shoe box" type fixtures) and directed away from the residential neighborhood.
7. A 6-foot chain link fence shall be installed along the eastern and northern boundaries.
8. The site plan will be developed substantially in conformance with the plan of E.D. Lewis & Associates, P.C., copy attached (see case file).
9. The remaining .84 acre of the site shall be rezoned C-1 by the applicant prior to the final C.O. being issued for 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 conditions in the Conditional Zoning Index.

Sincerely,


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

pc: Director, Real Estate Assessment
Conditional Zoning Index
United Christian Church
Robert B. Smith, III