

A-1 to C-1C
0.84 Acres



October 2002

ZONING
Retention and/or
Conservation Area
Ref. 760-756-7631

C-67C-02
Brookland District





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 17, 2002

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-67C-02

Ashbury Automotive North Carolina
Real Estate Holdings, LLC
3633-C West Wendover Avenue
Greensboro, NC 27401

Dear Sir:

The Board of Supervisors at its meeting on December 10, 2002, granted your request to conditionally rezone property from A-1 Agricultural District to C-1C Conservation 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, the point of beginning; thence S11°22'05"W, a distance of 189.34'; thence N57°39'00"W, a distance of 236.33' to a point; thence N29°21'30"E, a distance of 177.03' to a point; thence S57°39'00"E, a distance of 177.77' to a point being the point and place of beginning, containing 0.84 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 be used only for storm water retention with the remainder left treed.
2. A 50-foot transitional buffer shall be provided along the eastern border of the property. A 25-foot transitional buffer shall be provided along the northern and western borders. No parking or storage will 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.
3. The site will be developed substantially in conformance with the plan of E. D. Lewis & Associates, P.C., prepared October 15, 2002 and revised October 28, 2002, copy attached (see case file).

Ashbury Automotive North Carolina
Real Estate Holdings, LLC
December 17, 2002

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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
United Christian Church
Robert B. Smith, III