



B-2 to B-3C
4.03 Acres



October 2004
Parcels or Portions thereof identified on this
sheet are within the Airport Safety Overlay
District and are subject to Special Regulations

ZONING
Boat & Trailer
Sales, Service & Storage

Ref. 812-723-1692

C-68C-04
Fairfield District



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 1, 2005

Mr. Jeff Cox
Chiocca-Talley Malls, Inc.
4869 Nine Mile Road
Richmond, VA 23223

Re: Conditional Rezoning Case C-68C-04

Dear Mr. Cox:

The Board of Supervisors at its meeting on January 25, 2005, granted your request to conditionally rezone property from B-2 Business District to B-3C Business District (Conditional), on part of Parcel 812-723-1692, described as follows:

Beginning at a rod on the western line of Eastgate Boulevard, 155.00' north of Colwyck Drive; thence S82°22'10"W, 102.21 to a point; thence along a curve to the left following a zoning line established with case C-78-65, a length = 186.05' and a radius of 1407.01' to a point; thence N21°01'45"W, 481.53' to a point; thence N68°48'35"E, 29.39' to a point; thence N21°11'25"W, 244.36 to a rod; thence along a curve to the left following the southern line of Nine Mile a length of 177.49' and a radius of 5763.58' to a rod; thence N64°52'45"E, 80.05' to a rod; thence S21°05'16"E, 150.07' to a rod; thence N68°54'21"E, 150.57' to a rod; thence S07°39'01"E, 664.45 to a rod and the point of beginning, containing 5.8952 acres.

The Board of Supervisors accepted the following proffered conditions, dated January 20, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Uses:** Only the following uses shall be permitted on this site:
 - a. Boat and boat trailer sales, service and storage.
 - b. A single office-warehouse, as permitted in the B-3 District.

- c. Regional shopping center.
 - d. Wholesale establishment, as permitted by the B-3 District.
 - e. Any use first permitted in the B-2 zoning district, with the exception of automotive filling and service stations.
2. **Hours of Operation**: The hours of operation on the site shall be 8:00 a.m. to 9:00 p.m. Monday through Sunday.
 3. **Outside Storage**: Any outside storage area will be fenced with a one-inch grade vinyl coated chain link fence. A landscape plan for further screening of any storage area shall be submitted to the Planning Department and approved by the Director of Planning prior to the use of any outdoor storage area. No parts or portions of boats would be stored in an outside storage area.
 4. **Lighting** Any new lighting shall not exceed 20' in height. It shall not exceed one-half (1/2) footcandle illumination at the property lines adjacent to residential areas and shall be directed so as not to impact residentially zoned areas.
 5. **Attention Getting Devices**: Attention getting devices, including changeable message signs, shall not be permitted.
 6. **Building Materials**: The exposed portions of the exterior wall surfaces (front, rear and sides) of any new building or any additions to existing structures constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar in architectural treatment and materials to the other exterior wall surfaces of the existing buildings.
 7. **Buffer**: The area between the private road, Eastgate Boulevard, and the eastern boundary of the property would remain in its natural state.
 8. **Severance**: The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.
 9. **Outdoor Uses**: No repairs of boats will be allowed outside of an enclosed structure.

Mr. Jeff Cox
February 1, 2005
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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,

A handwritten signature in black ink, appearing to read "R. Hazelett" with a stylized flourish at the end.

Virgil R. Hazelett, P.E.
County Manager

pc: Director, Real Estate Assessment
Conditional Zoning Index