

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

REZ2018-00020

Zoning
 Restaurant
 Varina District
 400

Scale: 0 to 400 Feet

PS February 2018 Ref: 826-716-9829

COUNTY OF HENRICO



May 15, 2018

John A. Vithoukas
County Manager

Mr. Robert Haller, Jr.
6913 Holland Street
Henrico, VA 23231

Re: Rezoning Case REZ2018-00020

Dear Mr. Haller:

The Board of Supervisors at its meeting on May 8, 2018, approved your request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional) Parcels 826-716-9829 and 827-716-0226 containing .3656 acres located on the north line of W. Williamsburg Road (U.S. Route 60) at its intersection with S. Wilson Way, described as follows:

2 West Williamsburg Road

Beginning at the point of intersection of the northern line of Williamsburg Road with the western line of Wilson Way; thence extending westwardly along and fronting on said northern line of Williamsburg Road 30.70 feet; and from said front extending back northwardly, between approximately parallel lines, the eastern thereof being the western line of Wilson Way and being 195.10 feet in length and the western thereof being 188.59 feet in length, said lot having a width of 30 feet in the rear; being Lot 6, in Block 1, Section C, of Sandston, Virginia.

8 West Williamsburg Road

Beginning at a point on the northern line of Williamsburg Road 30.70 west of the northwesterly intersection of Williamsburg Road and Wilson Way, running thence westwardly along the north line of Williamsburg Road and fronting 101.89 feet thereon; thence back northwardly between parallel lines, the west line of said lot being 169.03 feet and the east line of said lot being 188.59 feet having a width in the rear thereof of 100 feet.

The Board of Supervisors accepted the following proffered conditions, dated April 9, 2018, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Use Restrictions shall be those legally permitted in a B-1, Business District and a restaurant with outside dining and cooking area.

The following uses shall be prohibited on the subject property:

- a. Business with drive in features

Mr. Robert Haller, Jr.

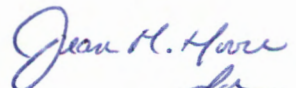
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- b. Automobile service stations; including rentals and repairs
 - c. Automotive body and paint shops
 - d. Car wash
 - e. Towing services
 - f. Private clubs, lodges, meeting halls, and fraternal organizations
 - g. Dancehalls
 - h. Funeral homes
 - i. Parking lots commercial or for rent
 - j. Recreation facilities, indoor including theaters, bowling alleys, skating rinks, swimming pools, tennis courts, model racing tracks, electronic video game rooms, bingo halls, archery ranges, and similar activities.
 - k. Check cashing establishments and payday loan establishments
 - l. Gun shops sales and repairs
 - m. Adult businesses as regulated in section 24-65(n)
 - n. Permanent onsite recycling collection facilities not associated with a permitted onsite retail use
 - o. Laundromats and self-service dry cleaning establishments
2. **Parking.** No overnight parking or communal parking for surrounding businesses.
3. **Outdoor Lighting.** Security lighting fixtures to be limited to not higher than 20' from existing ground level.
4. **Truck Deliveries.** No truck deliveries shall be made after 7:00 pm or before 7:00 am.
5. **Dumpster.** Existing dumpster will be screened from public view.
6. **Public Address Systems.** No public address systems will be permitted.
7. **Hours of Operation.** There shall be no service to the public or outside activity on the subject site after 11:00 pm or before 7:00 am.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoulkas
County Manager

pc: James Mehfoud, LLC
Director, Real Estate Assessment