

SUBJECT PROPERTY

P-1-10

Zoning

Auto Parts Sales
Three Chopt District
400





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 16, 2010

Advance Auto
5008 Airport Road
Roanoke, VA 21061

Re: Provisional Use Permit P-1-10

Dear Sir:

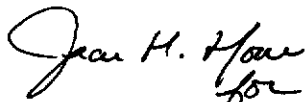
The Board of Supervisors at its meeting on February 9, 2010, granted your request for a Provisional Use Permit in order to allow auto parts sales in an existing commercial building, on part of Parcel 752-759-9472, subject to the following conditions:

1. The permit shall apply only to the tenant space to be occupied by Advance Auto Parts and shall not apply to any other business in the overall shopping center.
2. The auto parts store shall be no greater than 6,550 square feet in size and shall be located on the site as shown in Exhibit B (see case file).
3. No exterior storage of batteries, tires, or other automotive parts and other retail supplies shall be permitted.
4. All sales, operations and services shall be conducted within a completely enclosed building.
5. Any modifications to the building to accommodate installation of automobile parts shall require an administrative approval of a Plan of Development. Any installation of parts shall take place within a completely enclosed building and shall consist of products which are purchased from the Advanced Auto Part store. In no case shall the floor area dedicated for any installation of automobile parts exceed 7% of the aggregate gross floor area of the tenant space, and any bay doors shall be adequately screened from view from adjacent properties and roads.
6. All proffered conditions accepted with Case C-35C-91 are hereby made a part of this Provisional Use Permit.

Advance Auto
February 16, 2010
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The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,

A handwritten signature in cursive script that reads "Jean H. How". The signature is written in black ink and is positioned above the typed name.

Virgil R. Hazelett, P.E.
County Manager

pc: Circuit Investors #3 LP
Jeffrey D. Mahler
Director, Real Estate Assessment
Provisional Use Permit Index