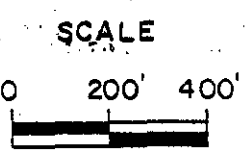


C-29C-79



86-B2-15, 16, 75
THREE CHOPT DISTRICT
RWC



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

September 18, 1979

Re: Conditional Rezoning Case C-29C-79

Mr. G. W. Carneal
1800 Dabney Road
Richmond, Virginia 23230

Also see C-44C-82

Dear Mr. Carneal:

At its September 12, meeting, the Board of Supervisors accepted the owner's proffered conditions and conditionally rezoned the subject site to B-3 General Business District as you requested.

Set forth below is a description of the rezoned property:

Part of Parcels 86-B2-15, 16, and 75:

Beginning at a point on the S. line of Broad Street Road (Route 250) 511.0' west from the W. line of Homeview Drive extended; thence S. 19° 32' 00" W., 1081.78' to a rod in concrete; thence N. 63° 35' 30" W., 594.90' to a rod; thence N. 38° 51' 16" E., 1099.84' to a rod on the S. line of Broad Street Road (Route 250); thence running along said S. line of Broad Street Road (Route 250) S. 63° 35' 30" E., 228.36' to the point of beginning, containing 10.14 acres.

AMENDED BY C-44C-82

The proffered conditions affecting the above described property are as follows:

*VOID
AMENDED*

*VOID
AMENDED*

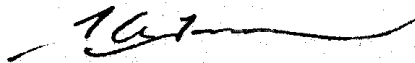
1. The applicant shall construct and operate an automotible sales agency for new and used vehicles, substantially in accord with the layout plan which is made a part of the conditional rezoning request and identified as Exhibit "B".
2. The rear or southerly line of the property shall be buffered with a 50-foot strip along said southerly line of suitable greenery.
3. The entire premises, commencing approximately 350 feet from the S. line of Broad Street, shall be enclosed with a protective security fence.
4. Exterior lighting shall be reduced after 10:00 p.m. each evening to a level sufficient to maintain security.
5. The applicant shall prohibit access from the property to St. Martin's Lane.

RECOMMENDED

6. The eastern line of the property shall be buffered with a strip along said eastern line with suitable greenery of 10 feet in width.
7. The rezoned area shall extend from the southern line of Broad Street Road for a depth of 1,000 feet.
8. Dealership shall not operate on Sunday.
9. The applicant will not construct or maintain a body repair shop at the site.
10. These Proffers shall be binding upon the undersigned and their respective assigns and successors in interest for so long as the property remains zoned B-3, or such other substantially similar classification permitting automobile dealership operation as the principal use, or unless and until same are amended or modified by the County of Henrico, Virginia, or its designee.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to place in the Conditional Zoning Index a copy of the conditions affecting the property.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. Malcolm M. Christian
Conditional Zoning Index ✓