

COIN SHOP
C-3C-93



84-A1-84
TUCKAHOE DISTRICT
 HENRICO COUNTY PLANNING OFFICE

COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

February 19, 1993

Re: Conditional Rezoning Case C-3C-93

Mr. L. Clarke Jones, Jr.
Jones Realty & Construction Corp.
P. O. Box 15539, 5103 Thrush Lane
Richmond, Virginia 23227-5539

Dear Mr. Jones:

The Board of Supervisors at its meeting on February 10, granted your request to conditionally rezone property from R-6C General Residence District (Conditional) to B-1C Business District (Conditional), Parcel 84-A1-84, described as follows:

Beginning at a point on the S. line of Patterson Avenue, 430' +- east of its intersection with the E. line of Keller Road being the NW corner of Lot 1, Block A, Section D, Hill and Dale; thence S. 18° 34' 15" W., 113.97' to a point on the N. line of Gayton Road; thence along said N. line and a curve to the left with a radius of 3100', 80.70' to a point; thence continuing along said N. line 72° 55' 15" W., 322.02' to a point; thence along a curve to the right with a radius of 10.23', 13.73' to a point; thence along a curve to the right with a radius of 8.11', 12.74' to a point on the S. line of Patterson Avenue; thence along said S. line S. 86° 01' 30" E., 420.52' to the point of beginning, containing 0.612 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. The property shall be developed substantially in accordance with building elevation rendering and the site plan prepared by Lee Wienckowski and dated December 3, 1992 and January 8, 1993 respectively, as attached as Exhibit "A," and Exhibit "B" respectively (see case file).
2. The principal building constructed on the property shall not exceed 1,800 square feet of ground area.
3. The building shall not exceed one story in height.
4. Exterior building wall materials, exclusive of architectural features, windows and doors shall be brick.
5. A 30' wide green space shall be maintained along the entire frontage parallel to Gayton Road except to the extent necessary for utility easements, generally perpendicular to Gayton Road, to the extent necessary to construct a portion of the parking lot as

shown on the site plan and to the extent necessary for a construction transition area between existing grade and finished grade and building elevation. Any disturbed area or any other area important in screening the use from the residential neighborhood will be supplemented by landscaping consistent with the County Landscaping Ordinance, as required by the landscape plan. A 3' salt treated shadow box fence shall be installed and maintained as shown on the site plan.

6. The property shall initially be used as the site of a structure for the sale of rare coins and normal, customary and incidental items thereto. Any further use of the property shall only be for the following purposes: offices, professional and administrative including medical, dental or optical office, florist or flower shop, antique shop, stores and shops for the conduct of retail sales including the sale of art and art supplies, books, clothing, hand crafts, hobby supplies, picture framing, studios and shops for artist, photographers, writers, teachers, jewelers, tailors, dressmakers, weavers and other craftsman, sculptors, craft training classes, other retail and service uses which are of the same general character of those listed above as permitted uses and other uses that the Director of Planning shall determine to be substantially similar in characteristic and operation as those listed above.
7. The property shall not be used for retail functions of banks, savings and loans, credit unions or other banking institutions. It may be used for administrative offices of permitted financial institutions.
8. The property shall not be used for clubs, fraternities, lodges, nor child day care centers.
9. No vehicular access or pedestrian shall be permitted to or from Gayton Road; the 3' fence shall be designed and maintained in such a manner as to discourage such pedestrian traffic.
10. One freestanding monument type sign may be installed adjacent to Patterson Avenue, not to exceed twenty (20) square feet in area and eight (8) feet in height.
11. Should the use of the property change from its initial use as a coin dealer and for any subsequent changes thereafter, the State of Virginia and County of Henrico traffic engineers may require a westbound left turn lane if warranted by generation of increased traffic (especially turning movements). In the event of such a requirement resulting from a change of use, no occupancy permit shall be granted until the owner has installed the required left turn lane on Patterson Avenue at Ridgecrest Drive, at his expense.
12. Hours of operation for any use first appearing in the B-1 District as a permitted use shall be between 8 A.M. - 6 P.M., Monday through Saturday; no public business will be permitted on Sunday.

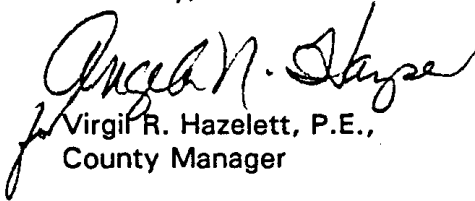
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13. Any onsite lighting shall not exceed half (1/2) foot candle above background levels, at the property line.

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

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index