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HANOVER COUNTY
P. O. Box 470
Hanover, Virginia 23060-0470
Web Site: WWW.CO.HANOVER.VA.US

October 7, 1999

John V. Cogbill, III
McGuire, Woods, Battle & Boothe
901 East Cary Street
One James Center
Richmond, Virginia 23219-4030

RE: Approval of C-2-89(c)(Amend), Atlee Properties

Dear Mr. Cogbill:

At its meeting of September 22, 1999, the Hanover County Board of Supervisors, on a motion by Mr. Klotz, seconded by Mr. Ward, voted to APPROVE the above-captioned request for B-3(c), General Business District zoning with the proffers as listed in the attached ordinance, and to amend the original proffered conditions by replacing them with the proffers as set forth in the attached ordinance for C-2-89(c)(Amend). The Board's approval incorporates adoption of the attached ordinance.

Prior to initiating the new uses on this property, you must obtain site plan approval. The Staff will be glad to assist you in this process.

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Keith Thompson, Acting Deputy Director; Megan Dalzell, Senior Planner; or Gayle McNeill, Senior Planner.

Sincerely,
Michael E. Crescenzo
Director of Planning

jds:rez 5

cc: The Honorable R. J. Klotz, Jr.
Hanover County Planning Commission
A. Lisa Barker, Esq.
Mr. Richard Paul
Mr. Lee Garman

Mr. J. Keith Thompson
Mr. W. R. Johnson, Jr.
Ms. Megan M. Dalzell
Mrs. Elizabeth Daniel
Atlee Properties

5 SIGNAGE

The Signage on the portion of the Property to be developed by Sheetz, Incorporated, shall be developed in substantial conformity with the plan attached as Exhibit B titled "Monument Sign," prepared by Sheetz, Incorporated, and dated July 22, 1999. Any other freestanding sign on the remaining B-3 portion of the Property shall be monument style signs.

Section B - Applicable to the M-2 Portion of the Property

1 SEWER

Any development on the Property shall connect to the public sewer.

2 LANDSCAPING

In the event a use upon that portion of the Property zoned M-2 provides required parking within the area that will lie between the user's building and the public road (such area being herein the "Front of the Building"), such parking shall meet or exceed and be subject to the landscaping requirements of Hanover County Code, Article 5A, Section 3.2(1)-(6).

3 SCREENING

A user of any portion of the Property zoned M-2 may conduct loading operations at the front of the building, only if such user provides screening as is described in Hanover County Code, Article 7, the Section 2A.

4 RESTRICTIVE COVENANTS

Prior to site plan approval for any portion of the Property zoned M-2, the Property Owner shall cause to be recorded in the Clerk's Office of the Circuit Court of Hanover County, a declaration of restrictive covenants which shall not be significantly less restrictive than the Restrictive Covenants of Lakeridge Park Subdivision in the term recorded in Deed Book 459 at page 465 in said Clerk's Office.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as

2 ARCHITECTURE

A harmonious architectural theme shall be used on the B-3 portion of the Property generally consistent and compatible with the architecture, color and materials shown on Exhibit A titled "Composite Elevation," prepared by Sheetz, Incorporated, and dated July 22, 1999. The Sheetz building will be designed and constructed in substantial conformity to Exhibit A Elevations for the proposed buildings on the remaining B-3 zoned property shall be reviewed and approved by the Planning Commission to determine compliance with this proffer prior to site plan approval.

3 CONCEPTUAL PLAN

The B-3 portion of the property shall be developed in substantial conformity with the conceptual plan attached as Exhibit B titled "Atlee Properties, Layout Plan," prepared by Jordan Consulting Engineers, P. C., and dated July 13, 1999, and last revised August 6, 1999, provided that the exact location of buildings, roads and parking spaces may be adjusted as a result of detailed engineering.

4 ROADS

- a. Access to the Property shall generally conform to the "Concept Access Plan for Atlee Properties," prepared by Jordan Consulting Engineers, P.C., and attached as Exhibit C (the "Access Plan"). Construction of the access noted as "proposed future access road" (the "Access Road") may be provided in phases as portions of the Property are developed but completion shall be in accordance with the requirements of the Hanover County Subdivision Ordinance. At the time development occurs on any portion of the road abutting that portion of the Property adjacent to the Access Road, that portion of the road abutting that portion of the Property shall be constructed and completed prior to issuance of a Certificate of Occupancy for that portion of the Property. If and when the Property is subdivided, the Access Road shall be dedicated and constructed by the Property Owner in accordance with the requirements of the Virginia Department of Transportation. If not previously dedicated at the time the adjacent property (GPNs 7787-86-9633 and 7787-76-4465) requires access to Leadbetter Road via the Access Road, a cross access, construction, and maintenance agreement shall be recorded by the Property Owner to allow such cross access.
- b. The Sliding Hill Road access shown on the Access Plan shall be right-turn-in and right-turn-out only. Such access shall not be opened for use until and unless a temporary or permanent median is constructed as shown on the Plan so as to prevent left turn movements into and out of the Property.

zoned, subject to conditions, and designate the amendment in proffer within the boundaries of the foregoing area as previously rezoned on the Zoning District Map of Hanover County

On motion of Mr. Klotz, seconded by Mr. Ward, the members of the Board of Supervisors voted to approve C-2-89(c)(Amend 1-99), Atlee Properties, as follows:

	Vote
John E. Gordon, Jr.	Aye
Elton J. Wade, Sr.	Aye
Thomas F. Giles, Jr.	Aye
R. J. Klotz, Jr.	Aye
Aubrey M. Stanley, Jr.	Aye
J. T. "Jack" Ward	Aye
Timothy E. Ernst	absent for the vote.

Public Hearings

Planning Commission: September 2, 1999
Board of Supervisors: September 22, 1999
Adopted: September 22, 1999

Richard R. Johnson
Richard R. Johnson, Clerk
Hanover County Board of Supervisors

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FOR REFERENCE ONLY

CRAIG A. SCHNEIDER, AIA
ARCHITECT

417.862.0528
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e-mail: architect@cschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
SLIDING HILL PLACE
ASHLAND, VA #2 - ASHLAND MAGISTERIAL DISTRICT
COVER SHEET

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 3993
DATE: 8-16-17
REVISION
DATE: