

An ordinance to amend and preordain the zoning ordinance by amending the zoning district map to reclassify, with proffers, from A-1, Agricultural, to SC, Suburban Commercial, property identified as assessor's parcels 19-25B, Rock Hill Election District

1. Development Plan - The property will be developed generally in accordance with plan identified as "Generalized Development Plan, " prepared by Larry W. Ingalls/Civiland, dated December 18, 1997??, subject, however, to modifications as dictated by topographical considerations, sound engineering practices, and location or development considerations., ~~except that the applicant agrees to construct the parking lot to the rear of the existing structure on the property.~~

2. Turning lanes

~~a. In the event that applicant expands the proposed commercial use of the property, namely a pool supply retail store, to other unrelated commercial uses, or enlarge, replace, or substantially modifies the existing building on the property, and if requested to do so by the County, with the concurrence of VDOT, the applicant agrees to construct acceleration and deceleration lanes within the exiting state right of way leading to and from the entrance on the property.~~

~~b.a.~~ In the event that adjacent properties are developed commercially, and the County, with concurrence of VDOT, requests the construction of acceleration and deceleration lanes to service those properties and the property of the applicant, the applicant agrees to make a proportionate financial contribution to such construction costs based on the estimated number of vehicles accessing the applicant's property, in comparison with the adjacent properties.

3. Sewer Easement If requested to do so by the County, the applicant agrees to desiccate an appropriate easement for the construction by the County of gravity sewer line across the property, provided that the easement does not substantially interfere with the applicant's use of property. The applicant further understands that since the property is already connected to County Sewer, the applicant may connect to the new gravity line without payment of additional connection fees, provided there is no increase in sewer demand.

~~4. Shared Access in the event that the adjacent property to the west develops commercially, the applicant agrees to restrict access to the property to a shared entrance in approximate location of DeShields Lane, as shown on the Generalized Development Plan.~~

~~5.4.~~ Applicant agrees to ~~maintain the existing~~ replace existing chain fence with a proposed 6-foot high board fence on the eastern boundary of the property.