



PARKING & ACCESS

COUNTY OF HENRICO PLANNING OFFICE

PT. 96-A2-24

BROOKLAND DISTRICT

**C-75C-87**

0 200' 400'



JAS



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

November 24, 1987

W.F. LaVECCHIA, P.E., AICP  
County Manager

Re: Conditional Rezoning Case C-75C-87

The William Byrd Press, Inc.  
2901 Byrdhill Road  
Richmond, Virginia 23228

Gentlemen:

The Board of Supervisors at its meeting on November 18, granted your request to conditionally rezone from R-4 One Family Residence to M-1C Light Industrial District (Conditional), described as follows:

Part of Parcel 96-A2-24:

Beginning at a point which is N. 69° 21' 15" E., 340.00' from the intersection of the northern line of Burley Avenue and the centerline of the northern terminus of Parsons Avenue; thence N. 20° 38' 45" W., 568.67' to a point on the western line of Byrdhill Road; thence with the western line of Byrdhill Road the following courses and distances: (1) along the arc of a curve to the right having a radius of 1115.91', 22.29' to a point; (2) thence S. 57° 25' 56" E., 338.13' to a point; and (3) thence along the arc of a curve to the right having a radius of 606.62', 306.10' to a point; thence leaving the western line of Byrdhill Road S. 69° 21' 15" W., 331.08' to the point of beginning, containing 2.5648 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). They are as follows:

1. Permitted uses for the property shall be limited to parking areas, access roads or driveways, storm drainage facilities, utilities, landscaped or buffer areas, and fences.
2. No buildings shall be constructed on the property.
3. All portions of the property which will remain within the 100 year flood plain after excavation and filling required in connection with the extension of Byrdhill Road as shown on the site plan dated October 6, 1987, prepared by Wiley & Wilson, entitled "Proposed Expansion, The William Byrd Press, Inc., Henrico County, Virginia: (the "Site Plan") shall be maintained as an undisturbed natural buffer except for normal maintenance within such area.
4. The location of the parking areas, access drives and storm drainage retention basin to be constructed on the property shall be located as shown on the Site Plan except as may be modified in connection with Plan of Development review.
5. An easement for ingress and egress twenty (20) feet wide for emergency access vehicles shall be dedicated to the County of Henrico between Byrdhill Road and

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the southern line of the property along the internal access drive to be constructed generally as shown on the Site Plan to provide access by emergency vehicles to the residential area adjoining the southern line of the property. The portion of the easement lying outside of the internal driveway shall be improved with a gravel base sufficient to support heavy fire emergency vehicles as determined in Plan of Development review. The easement shall automatically expire at such time as Byrdhill Road is constructed through to Burley Avenue. The easement shall permit the installation of a gate within the fence to be constructed along the southern property line.

6. A temporary turnaround radius shall be provided at the southern terminus of the extended pavement within Byrdhill Road as may be deemed necessary by the Planning Commission at the time of Plan of Development review.

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,

  
W. F. LaVecchia, P.E., A.I.C.P.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Mr. Edward B. Kidd