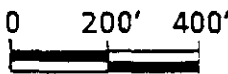


COUNTY OF HENRICO PLANNING OFFICE

WAREHOUSE  
**C-123C-88**

**11-A1-6 PT. 5**  
**FAIRFIELD DISTRICT**



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

January 31, 1989

Re: Conditional Rezoning Case C-123C-88

Lee Sammis Associates, Inc.  
700 E. Main Street  
Richmond, Virginia 23219

Gentlemen:

The Board of Supervisors at its meeting on January 25, granted your request to conditionally rezone from A-1 Agricultural and C-1 Conservation to M-1C Light Industrial District (Conditional), described as follows:

Parcel 11-A1-6 and Part of 11-A1-5:

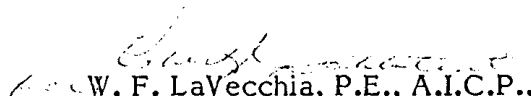
Beginning at a point on the southern right-of-way line of Oakley's Lane as it intersects the dividing line between the land herein being described and that of P. C. Licking and R. J. Allen (said point being approximately 0.27 mile west of the intersection of Oakley's Lane and Holly Avenue); thence along the aforementioned dividing line S.  $51^{\circ} 01' 05''$  W., 231.14' to a point; thence S.  $45^{\circ} 44' 35''$  E., 642' +- to the centerline of Gillies Creek; thence southwestwardly along the centerline of Gillies Creek 200' +- to a point; thence N.  $89^{\circ} 08' 15''$  W., 1,520' +- to a point; thence N.  $10^{\circ} 15' 35''$  E., 1,256.0' to a point; thence N.  $72^{\circ} 13' 35''$  E., 320.48' to a point on the southern right-of-way line of Oakley's Lane; thence easterly along said right-of-way of Oakley's Lane on a curve to the left, having a radius of 678.87', a length of 207.42' to a point of tangency; thence continuing along said right-of-way of Oakley's Lane S.  $64^{\circ} 42' 30''$  E., 462.22' to a point of curve; thence continuing along said right-of-way of Oakley's Lane on a curve to the right having a radius of 4,167.61', 129.51' to a point of tangency; thence along said right-of-way of Oakley's Lane S.  $52^{\circ} 55' 40''$  E., 72.30' to a point of curve; thence along said right-of-way of Oakley's Lane on a curve to the left, having a radius of 3,423.14', 200.81' to a point of tangency; thence along said right-of-way of Oakley's Lane S.  $56^{\circ} 17' 20''$  E., 22.23' to the point of beginning; containing 32.88 acres more or less.

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

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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

Attachments:

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Mr. Jay M. Weinberg  
E. T. Mankin, Inc.

NOV 7 1988 430



COUNTY OF HENRICO, VIRGINIA

C-123C-88

PLANNING OFFICE  
COUNTY OF HENRICO

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL  AMENDED  
AND RESTATED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

LEE SAMMIS ASSOCIATES, INC.

By *J. Sam R. Mason* *11-7-88*  
Signature of Owner or Applicant\* Date

*Attorney J. R. Mason*  
*Prop. Owner*

\* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

The following proffered conditions amend and restate the proffered conditions filed with the application for rezoning, in their entirety.

1. Buffer Areas. Landscaped and/or natural buffer areas will, as indicated below, be provided around portions of the perimeter of the Property, except to the extent necessary for utility easements, roads, signage, driveways or other purposes required at the time of Plan of Development review, or by any other applicable governmental body:

(a) A buffer area of a minimum of twenty-five (25) feet in width along the Oakley's Lane right-of-way line adjacent to the Property (as such right-of-way line is determined at the time of Plan of Development review).

(b) A buffer area of a minimum of fifty (50) feet in width adjacent to Parcels 11-A1-15 and -16, as shown on the Henrico County zoning maps.

Existing vegetation and underbrush may and fallen, diseased or dead plant growth shall be removed from such buffer areas, and if so removed, additional plantings shall be added. Where placement of driveways or utility easements within the buffer areas result in the inability to provide adequate screening within the buffer area, landscaping shall be provided adjacent to the buffer area, to properly screen development on the Property from adjacent properties, as determined by the Planning Commission at the time of landscape plan review.

2. Flood Plain. Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(s) of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works; and/or such portion(s) of the Property which may be

PLANNING OFFICE

inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, may only be used for the following purposes:

- (a) Storm water management and/or detention areas.
- (b) Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats.
- (c) Such additional uses to the uses identified in (a) and (b) above, as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Section 22-109 of Chapter 22 of the County Code (the "Zoning Ordinance").
- (d) Access drives, railroad tracks, truck loading areas and walkways installed in a manner to minimize their impacts.

The location and limits of such portion(s) of said Property shall be established by Plan(s) of Development approved pursuant to Section 22-106 of the Zoning Ordinance.

3. Use Restriction. No retail use shall be permitted on the Property (exclusive of vending machines or snack bar services with no exterior signage, operated for persons working on the Property).

4. Natural Area. A natural building and parking lot set-back area of a minimum of fifty (50) feet in width, shall be maintained along the western boundary of the Property, for as long as property adjacent thereto remains zoned for agricultural or residential use.

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COUNTY OF HENRICO

# PROPERTY LAYOUT

