

COUNTY OF HENRICO PLANNING OFFICE

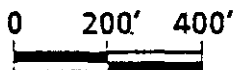
86-A1-51,59

THREE CHOPT DISTRICT

JAS

OFFICE SERVICE

C-39C-88





COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

July 19, 1988

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

Re: Conditional Rezoning Case C-39C-88

Messrs. Crawley F. Joyner, III, Trustee and  
C. F. Joyner, Jr. & Sons  
2720 Enterprise Pkwy., Suite 210  
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on July 13, granted your request to conditionally rezone from R-5C General Residence (Conditional) and RTHC Residential Townhouse (Conditional) to M-1C Light Industrial District (Conditional), property described as follows:

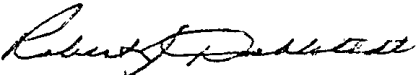
Parcels 86-A1-51 and 59:

Beginning at a point on the S. line of Mayland Drive, which is 699.93' west of the W. line of Pemberton Road; thence S.  $40^{\circ} 24' 53''$  W., 329.20' to a point; thence N.  $53^{\circ} 27' 10''$  W., 333.13' to a rod found; thence N.  $41^{\circ} 43' 00''$  W., 272.09' to a pipe found; thence N.  $26^{\circ} 31' 46''$  E., 236.65' to a rod; thence along a curve to the right with a radius of 1240.24, 181.53' to a point; thence S.  $32^{\circ} 29''$  E., 46.23' to the point of beginning, containing 4.935 acres.

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).

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. Edward E. Willey, Jr.  
Prestigious Properties



APPROVED BY THE BOARD OF SUPERVISORS ON JULY 13, 1988.  
**PROFFERS FOR CONDITIONAL REZONING.**

ORIGINAL       AMENDED

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:

*Edul E. Willey*  
Signature of Owner or Applicant\*

July 12, 1988  
Date

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

1. No building shall be constructed within 50 feet of the right-of-way of any publicly dedicated road, nor within 25 feet of any property line bordering a side or rear yard (except the boundary adjoining the existing Deep Run Business Center).
2. No parking areas or drives will be constructed within 15 feet of any property line or right-of-way line, and said 15 feet on Stillman Parkway and Mayland Drive will be landscaped.
3. Parking lot lighting standards located on the Property shall not exceed 20 feet in height. Lighting in parking lots shall be of low intensity, shall be positioned in such a manner as to minimize the impact of such light on adjacent residentially zoned property and shall be of such type as required by the Planning Commission.
4. The development of each site on the Property shall be subject to Plan of Development approval, in accordance with the terms of Section 22-106 of the Henrico County Code.
5. Except during the period of construction, no temporary building or other facility for storage shall be located on the Property and all outside storage shall be enclosed on all sides by an opaque fence, wall or other barrier at least 7 feet high.
6. Uses on the Property shall be limited to office, office-warehouses and financial institutions.
7. No external loud speaker systems will be placed on the Property.
8. All loading docks shall face away from adjacent residentially zoned property.
9. Any public road between this Property and the 4.5 acres to the south shall be located at least 150 feet from any residentially zoned property.
10. Building(s) within 200 feet of any residentially zoned property shall not exceed one story in height and buildings on the balance of the Property shall not exceed two stories in height, and all buildings shall be of an architectural style substantially similar to the photographs filed with this case. One story buildings shall not exceed 20 feet in height. Two story buildings shall not exceed 28 feet in height.

APPROVED BY THE BOARD OF SUPERVISORS ON JULY 13, 1988.  
**PROFFERS FOR CONDITIONAL REZONING**

FOURTH

 ORIGINAL  AMENDED

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:

*Carl E. Willey, Jr.*

Signature of Owner or Applicant\*

July 12, 1988

Date

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

11. A 30 foot natural buffer, supplemented with evergreen trees, with the intent to screen the Property, or a landscaped berm, shall be maintained along the eastern line of the Property (adjoining Pemberton Green) and along the easternmost 50 feet of the southern line of the Property. If the berm is not installed, an opaque fence at least 7 feet tall shall be constructed along the parking lot side of said buffer.
12. No emergency medical center shall be located on the Property.
13. Hours that establishments located within 200 feet of any residentially zoned property are open to the public shall be limited to 7:00 a.m. to 7:00 p.m.
14. Site coverage ratio on the sites on the Property shall not exceed 65%.
15. Developer will maximize the preservation of the existing trees on the Property in order to enhance the aesthetic setting, and will supplement such trees where necessary.

PLANNING OFFICE