

COUNTY OF HENRICO PLANNING OFFICE

**BUSINESS PARK  
C-85C-89**

**PT. 8 - B2-6 & 8-B2-8,24  
FAIRFIELD DISTRICT**



®<sub>2</sub>

JAS

C. Z.



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

January 16, 1990

Re: Conditional Rezoning Case C-85C-89

TB&P, Inc.  
P. O. Box 236  
Mechanicsville, Virginia 23111

Gentlemen:

The Board of Supervisors at its meeting on January 10, granted your request to conditionally rezone from A-1 Agricultural and R-4 One Family Residence to M-1C Light Industrial District (Conditional), property described as follows:

Part of Parcel 8-B2-6 and Parcels 8-B2-8 and 24, being acreage and various lots in Ames Subdivision.

Beginning at a point on the N. line of Nine Mile Road; thence N. 25° 50' 22" W., 792.00' to a point; thence S. 64° 09' 38" W., 150.00' to a point; thence N. 25° 50' 22" W., 234.50' to a point; thence N. 73° 57' 28" W., 79.00' to a point on the E. line of East Richmond Road; thence following the E. line of East Richmond Road the following courses and distances; N. 03° 52' 18" E., 84.20' to a point; thence along an arc to the right having a radius of 135', 79.17' to a point; thence N. 37° 28' 20" E., 587.43' to a point; thence along an arc to the left, having a radius of 237.17', 251.12' to a point; thence N. 23° 11' 34" W., 413.02' to a point; thence along an arc to the left having a radius of 702.28', 95.9' to a point; thence N. 31° 01' 01" W., 180.05' to a point; thence leaving the E. right of way line of East Richmond Road; N. 77° 35' 08" E., 937.74' to a point; thence S. 14° 57' 08" W., 1694.67' to a point; thence S. 65° 27' 38" W., 170.53' to a point; thence S. 25° 50' 22" E., 831.46' to a point on the N. right of way line of Nine Mile Road; thence S. 54° 37' 27" W., 182.48' to the point of beginning, containing 24.60 acres more or less.

All those certain parcels of land being situated in the Fairfield District of Henrico County, Virginia and standing in the name of James M. and Sandra K. Kennedy, and also being .52 acres, Lot 49, 50, 51 and Part of 28 Ames Subdivision Frank C. Cooper, and also being 1.13 acres, Lots 10, 32, 33, 44, 45 and Part of 9, 11, 31, and 46 Ames Subdivision, Richard W. and Silvia K. Howel, and also being 1.9 acres, 12 Watson Lane, Ames Subdivision, Jessie S. Gibbs and Melba A. Simmons, and also being 1 Acre, Lot 55 and part of 41, 42, and 43, Ames Subdivision.

Beginning at a point on the N. line of Nine Mile Road thence N. 25° 50' 22" W., 390', this being the point of beginning; thence N. 25° 50' 22" W., 402.00' to a point; thence S. 64° 09' 38" W., 150.00' to a point; thence S. 25° 50' 22" E., 140.00' to a point; thence S. 64° 09' 38" W., 225.00' to a point; thence S. 17° 50' 30" E., 260.00' to a point; thence N. 64° 09' 38" E., 400' to the point and place of beginning, containing 24.60 acres and 3.55 acres for a total of 28.15 acres (more or less) and being more particularly shown on a map entitled "Compiled map of 2 parcels of land located on the N. line of Nine Mile Road and the E. line of East Richmond Road in the Fairfield District of Henrico County, Virginia" and dated the 6th of December, 1989.


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TB&P, Inc.  
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The Board of Supervisors accepted the attached thirteen (13) 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,

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

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Edward E. Willey, Jr., Esquire



COUNTY OF HENRICO, VIRGINIA

TB&P, INC.  
C-85C-89

RECEIVED

NOV 14 1989

SECOND AMENDED  
PROFFERS FOR CONDITIONAL REZONING PLANNING OFFICE  
COUNTY OF HENRICO

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:

*Edward E. Willey*

November 8, 1989

Signature of Owner or Applicant\*

Date

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

1. The Property shall be developed in accordance with Article XD. O/S Office Service District. Section 22-50.15-24 of the Henrico County Zoning Ordinance, and limited to the uses permitted therein.
2. Buildings or structures having loading areas shall be designed with an appropriate interior courtyard so that the loading operations do not face Watson Lane and East Richmond Road and are adequately shielded from any perimeter of the site and any roadways within the development.
3. Development of each individual site on the Property shall be subject to Plan of Development review.
4. There shall be no firearms or tool and die manufacturing on the Property.
5. No building constructed on the Property shall exceed 22' in height.
6. The building constructed on the Property shall be predominantly of brick on the front, sides and rear.
7. Hours that facilities on the Property are open to the public shall be limited to 8:00 a.m. to 8:00 p.m.
8. Refuse disposal equipment shall be screened from public view by a fence, wall or painting materials, and said equipment shall only be emptied or serviced between the hours of 9:00 a.m. and 6:00 p.m.
9. Notwithstanding ¶1. above, the following uses will not be permitted:  
 \$22-54.1(n), \$22-54.1(q), \$22-54.1(s), \$22-54.1(y), \$22-58.1(e), \$22-58.1(i), \$22-58.1(k), \$22-58.1(l), \$22-58.1(n), \$22-58.1(r), \$22-58.1(s), \$22-58.1(t), \$22-58.1(u), \$22-62.1(b) thru \$22-62.1(n), \$22-62.1(p), \$22-62.1(q), \$22-62.1(s) thru \$22-62.1(x), \$22-62.1(z), \$22-62.1(aa), \$22-62.1(cc), \$22-62.1(ee), \$22-66(e), \$22-66(g) and \$22-66(h), \$22-54.1(k), \$22-54.1(l), \$22-54.1(u) and \$22-58.1(c), and there shall be no landing facilities for helicopters, or flea markets.
10. There shall be no construction traffic permitted on Watson Lane. A fence will be installed at the terminus of Watson Lane immediately upon zoning and until such time as Watson Lane is improved in accordance with a Plan of Development.
11. There shall be no access from the Property to or from East Richmond Road, except as required by the local governing body.
12. There shall be no video stores, no animal hospitals, and no pet stores on the Property.

ACCEPTED BY THE  
BOARD OF SUPERVISORS  
JAN. 10, 1990

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PLANNING OFFICE



COUNTY OF HENRICO, VIRGINIA

TB&P, INC  
C-85C-89

THIRD AMENDED  
PROFFERS FOR CONDITIONAL REZONING

REC'D  
12-14-89  
FILE

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:

Edward E. Willey  
Signature of Owner or Applicant\*

December 13, 1989  
Date

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

- 13. There shall be no radio, television, electric power or other transmission tower in excess of fifty (50) feet in height erected on the Property.

ACCEPTED BY THE  
BOARD OF SUPERVISORS  
JAN. 10, 1990

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