



COUNTY OF HENRICO PLANNING OFFICE

INDUSTRIAL - OFFICE / WHSE. PT. 92-A2 - 42, 43 & 92-B2-103, 133

C-42C-90

BROOKLAND DISTRICT



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

July 17, 1990

Re: Conditional Rezoning Case C-42C-90

Messrs. F. G. Pruitt, Jr.  
O. J. Pruitt and Richard I. Pruitt  
1700 Bayberry Court, Suite 100  
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on July 11, granted your request to conditionally rezone from R-3 One Family Residence to M-1C Light Industrial District (Conditional), property described as follows:

Part of Parcels 92-A2-42 and 43 and Parcels 92-B2-103, and 133:

Beginning at a point on the E. line of Old Staples Mill Road, said point being 563.01' from its intersection with the E. line of U. S. Route 33; thence along the E. line of Old Staples Mill Road N.  $07^{\circ} 50' 00''$  E., 260.47' to a point; thence N.  $03^{\circ} 45' 10''$  E., 287.91' to a point; said point being the southwest corner of land now or formerly owned by Wilfred M. Walder, Jr.; thence S.  $88^{\circ} 33' 05''$  E., 263.6' more or less to the existing M-1 zoning line; thence along the existing M-1 zoning line of parcel 92-A2-42 and the M-2 zoning line of parcel 92-B2-43, S.  $07^{\circ} 50' 00''$  W., 516.3' more or less to a point on the northern line of land now or formerly owned by J. Ewell Perross Estate; thence S.  $83^{\circ} 44' 20''$  W., 249.0' more or less to a point on the E. line of Old Staples Mill Road, being the point of beginning, together with and subject to covenants, easements, and restrictions of record, containing 3.04 acres more or less.

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):

1. Except as specifically requested and specifically permitted by the Planning Commission at time of Plan of Development approval, the exposed portions of the exterior building wall closest to the facing (generally parallel to) Old Staples Mill Road shall be predominately of brick. The exposed portions of all other exterior building wall surfaces on the property shall be similar in architectural treatment and materials to each other and shall be predominantly of masonry. Other architectural materials may be used on any exterior wall for trim, architectural decorations or design elements. No exposed portion of any such exterior wall surface shall contain untreated or painted cinder block.
2. No building constructed on the property shall be located within 50 feet of the right-of-way of Old Staples Mill Road as such right-of-way line is determined at the time of Plan of Development review.
3. A landscaped buffer area having a minimum width of 20 feet shall be maintained

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- along the right-of-way line of Old Staples Mill Road with such landscaping and planting as required by the Planning Commission pursuant to Plan of Development review. Ingress and egress access and utility easements may be allowed in such buffer area as approved by the Planning Commission pursuant to Plan of Development review. This landscaped area may also be breached as required by the Planning Commission or any other applicable governmental body.
4. Parking lot lighting shall be produced from concealed sources of light, be positioned in such a manner as to minimize the impact of such lighting on adjacent property and be reduced to a security level following the close of business conducted on the property.
  5. No building on the property shall exceed 35 feet in height.
  6. All roof top heating and air conditioning equipment and all trash receptacles on the property shall be screened from public view at ground level on adjacent property in a manner approved by the Planning Commission at the time of Plan of Development review.
  7. A landscaped buffer area having a width of 10 feet shall be maintained along the southern property line of the property, with such landscaping and planting as required by the Planning Commission pursuant to the Plan of Development review. This landscaped area may be breached as required by the Planning Commission or any other applicable governmental body. This landscaped buffer area shall be maintained so long as the parcel to the south of the property is zoned and used for residential purposes.

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., AICP,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Ralph L. Axelle, Jr., Esquire