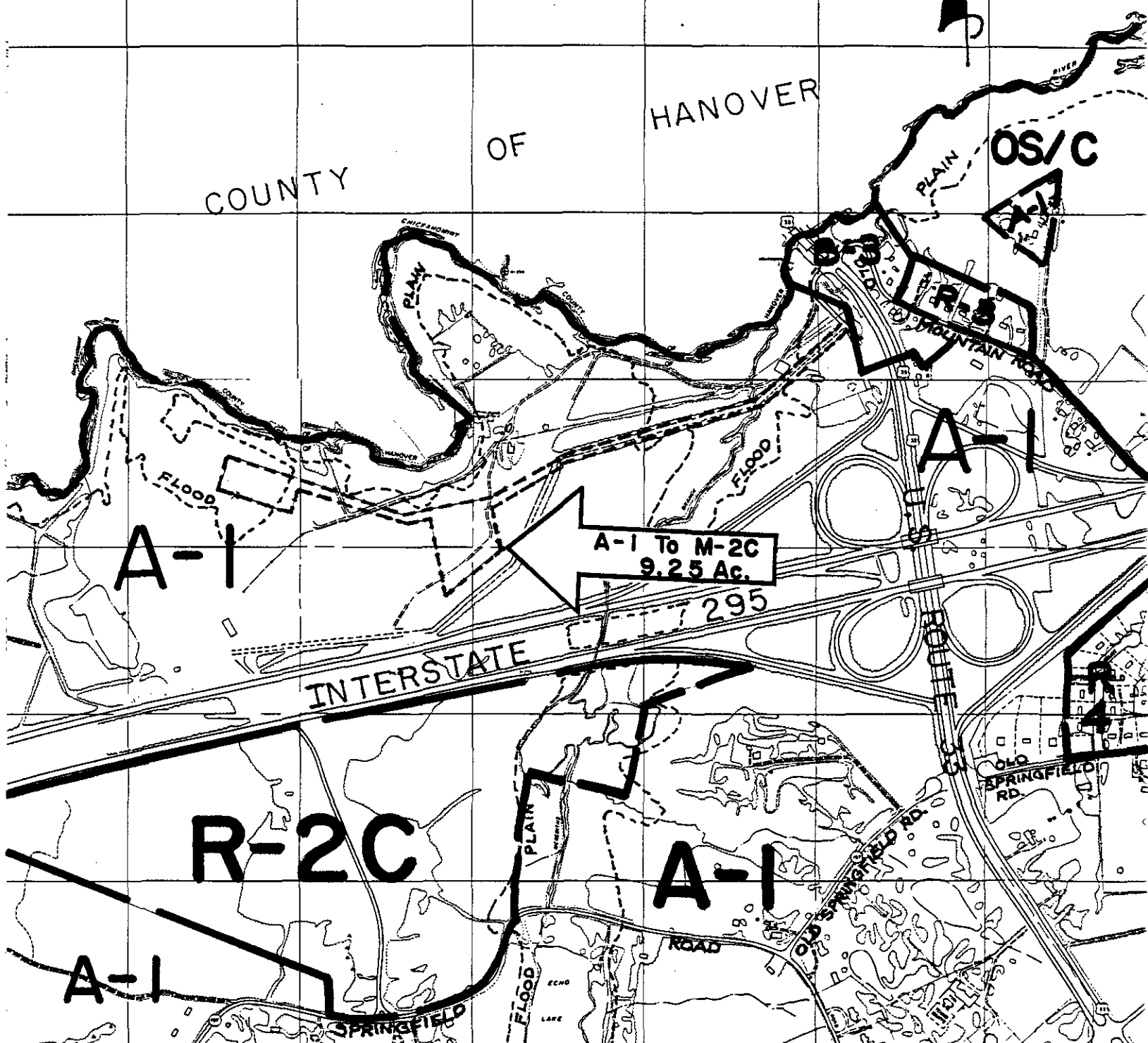


COUNTY OF HANOVER



A-1 To M-2C
9.25 Ac.

295

INTERSTATE

OLD SPRINGFIELD RD.

R-2C

A-1

A-1

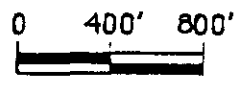
SPRINGFIELD

COUNTY OF HENRICO PLANNING OFFICE

PORTLAND CEMENT / ASPHALT PLT. PT. 88-A2-2, 88-B2-1

C-28C-91

THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

August 20, 1991

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

Re: Conditional Rezoning Case C-28C-91

Tidewater Quarries, Inc.
P. O. Box 2-R
Richmond, Virginia 23204

Gentlemen:

The Board of Supervisors at its meeting on August 14, granted your request to conditionally rezone property from A-1 Agricultural to M-2C General Industrial District (Conditional), described as follows:

Part of Parcels 88-A2-2 and 88-B2-1:

Beginning at a point in the western line of State Route 33, said point being 466 + - feet from the center of the Chickahominy River; thence from said point of beginning along said western line of State Route 33, S. 43° 33' 53" E., 50.08' to a point; thence S. 49° 41' 32" W., 514.86' to a point; thence along a curve to the right having a radius of 585.30', a length of 287.61' to a point; thence S. 77° 50' 47" W., 868.77' to a point; thence S. 64° 14' 54" W., 716.79' to a point; thence S. 81° 06' 06" W., 4.80' to a point; thence S. 6° 23' 42" E., 239.75' to a point; thence S. 49° 14' 19" W., 444.67' to a point; thence N. 8° 53' 54" W., 474.25' to a point; thence S. 81° 06' 06" W., 165.68' to a point; thence N. 69° 44' 14" W., 679.50' to a point; thence S. 20° 15' 46" W., 160.00' to a point; thence N. 69° 44' 14" W., 414.86' to a point; thence N. 20° 15' 46" E., 210.00' to a point; thence S. 69° 44' 14" E., 1081.36' to a point; thence N. 81° 06' 06" E., 538.20' to a point; thence N. 64° 14' 54" E., 715.34' to a point; thence N. 77° 50' 47" E., 874.73' to a point; thence along a curve to the left having a radius of 535.30', a length of 263.04' to a point; thence N. 49° 41' 32" E., 512.01' to the point of beginning, containing 9.25 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):

1. The only uses permitted on the property are the following:
 - A. Uses as permitted and regulated in the A-1 District;
 - B. Uses as permitted and regulated under a conditional use permit for a quarry, mine or other extractive operation in the A-1 District;
 - C. One Portland cement concrete mixing facility as permitted and regulated in the M-2 District;
 - D. One asphalt pavement mixing plant as permitted and regulated in the M-2 District;
 - E. Sand and gravel storage necessary for the operation of

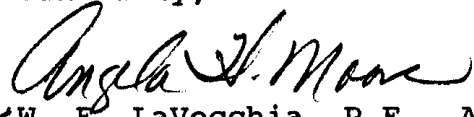
Tidewater Quarries
August 20, 1991

2

- the one Portland cement concrete mixing facility and the one asphalt paving mixing plant;
- F. A vehicle storage area for a maximum of ten vehicles, which area shall be enclosed and shall be shielded and screened from public view.
2. The Portland Cement concrete mixing facility on the property shall have a maximum height of 60 feet. Plant to be located on the floor of the quarry.
 3. The asphalt pavement mixing plant on the property shall have a maximum height of 85 feet. Plant to be located on the floor of the quarry.
 4. The asphalt pavement mixing plant on the property shall not be located closer than 2200 feet to Staples Mill Road (Route 33). The Portland cement concrete mixing facility on the property shall not be located closer than 3300 feet to Staples Mill Road (Route 33).
 5. The asphalt pavement mixing plant and the Portland cement concrete mixing facility on the property shall not be visible at any time from Staples Mill Road (Route 33).
 6. Upon the quarry not operating for a period of 12 months or greater or upon the conditional use permit not being in existence, the applicant or the owners of the property shall rezone the property from M-2 zoning back to A-1. Should the Applicant and Owner fail to so rezone the property, the County of Henrico is provided the right to initiate such a rezoning on its own accord.
 7. Under no condition shall Nuckols Road be used for ingress or egress to the property.
 8. The quarry, Portland cement concrete mixing facility and asphalt pavement mixing plant and their related facilities shall not be permitted to operate on Sundays and the hours of operation shall be limited to 7:00 a.m. - 6:00 p.m. Monday through Saturday.

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
Director, Real Estate Assessment
Conditional Zoning Index
Mr. Henry L. Wilton, Esquire