

*ASO District
 Parcels or portions thereof which are within the ASO Airport Safety Overlay District as described on this Section sheet are subject to the regulations in Section 22-92.2 of Chapter 22 of the County Code.

*ASO - AIRPORT SAFETY OVERLAY DISTRICT

CORP. OFFICES/OPER. CENTER

C-43C-92



VARINA DISTRICT

10-A2-30

COUNTY OF HENRICO



March 16, 1993

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-43C-92

Messrs. Brian L. and Barry G. Isringhausen
12 N. 19th St.
Richmond, Virginia 23231

Gentlemen:

The Board of Supervisors at its meeting on March 10, granted your request to conditionally rezone property from B-3 Business to M-2C General Industrial District (Conditional), being Parcel 10-A2-30, described as follows:

Beginning at a point on the S. line of Williamsburg Road (U.S. Rt. 60), said point being approximately 665' west of Cambrai Avenue projected; from said point of beginning and leaving the S. line of Williamsburg Road S. 12° 41' 34" W., 200.48' to a point; thence S. 86° 36' 49" E., 199.95' to a point; thence S. 12° 42' 50" W., 163.65' to a point; thence S. 86° 34' 46" E., 264.96' to a point; thence S. 12° 45' 14" W., 318.95' to a point; thence S. 87° 00' 06" W., 804.12' to a point; thence N. 13° 46' 15" E., 790.93' to a point on the S. line of Williamsburg Road; thence continuing along the S. line of Williamsburg Road S. 82° 02' 07" E., 168.00' to a point; thence S. 86° 11' 42" E., 135.18' to the point and place of beginning, containing 9.76 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. Architectural Treatment. The exposed surfaces of all exterior wall surfaces (front, rear and sides) of the building to be constructed on the Property as the corporate headquarters and operations center (the "Building") shall be similar in architectural treatment and materials to the other exterior wall surfaces of the Building and shall be constructed of metal wall panels, or an equivalent material, except the front and sides of the office portion of the Building will also be accented with brick.
2. Use Restrictions. The principal use permitted on the Property shall be the corporate headquarters and operations center for storage and maintenance of vehicles and equipment used in crane and railroad support services. Routine maintenance and repair of vehicles and equipment connected with the foregoing services will be conducted within enclosed buildings.

The only uses permitted on the Property shall include all those permitted in a B-3 district and only the following M-2 uses listed below:

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- a. Contractor's equipment storage yard;
- b. Sandblasting or cutting conducted inside the enclosed building; and
- c. Bulk storage of flammable liquids for underground storage not to exceed 10,000 gallons in capacity.

3. Fence. A minimum six (6) foot high fence shall be constructed generally in the location shown on the accompanying site plan marked as Exhibit A (See case file). A gate shall be constructed from the fence across the access drive for entry into the rear of the site as shown on the accompanying site plan marked as Exhibit A.

The fence shall be constructed of solid wood. The side of the fence facing Williamsburg Road shall be the finished side and shall be landscaped. No stored materials shall be visible above the fence from ground level at Williamsburg Road except for equipment (crane) repair and maintenance during normal business hours.

4. Buffers. A landscaped or natural buffer area seventy (70) feet in width as measured from the existing right of way of Williamsburg Road shall be maintained along the northern boundary of the Property extending from the tree line on the western boundary of the Property to the western boundary of Parcel 9-B2-23 as shown on the accompanying site plan marked as Exhibit A.

A natural buffer area thirty (30) feet in width shall be maintained along the northern, eastern, western and southern boundaries of the Property as shown on the accompanying site plan marked as Exhibit A.

Utility easements, signage, and access drives shall be permitted within the aforesaid buffers. Any utility easement or roadway extended through the buffer areas shall be extended generally perpendicular thereto, unless otherwise specifically permitted at the time of Plan of Development review, and where permitted, areas disturbed for utility installations shall be restored to the condition existing immediately prior to the disturbance.

Underbrush and fallen, diseased or dead plant growth, may be removed from such buffer areas and if so removed additional plantings shall be added.

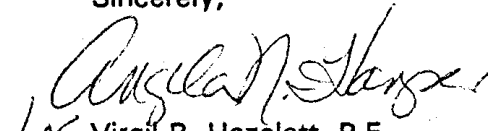
5. Road Widening. A right of way strip along Williamsburg Road will be dedicated if and when required by the County or the Commonwealth of Virginia for the widening of Williamsburg Road as deemed necessary at the time of Plan of Development review.
6. Parking Lot Lighting. The public parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade of the base of the lighting standard. The public parking lot lighting shall be produced from a shielded, "shoe-box" type light fixture which directs the light down to the Property.
7. HVAC. Heating and air conditioning equipment shall be screened from public view from ground level at Williamsburg Road.

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8. Paved Areas. The driveway and public parking lot shall be paved.
9. Outdoor Storage. The storage area for vehicles and materials incidental to providing the railroad support services shall be screened from public view from ground level at Williamsburg Road as indicated in proffers 3 and 4. No abandoned equipment or abandoned vehicles may be stored on the site.
10. Outside Speakers. No outside speakers shall be permitted on the Property.
11. Severance. The unenforceability, illegality, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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 Virgil R. Hazelett, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Ms. Mazie M. Parrish
Mr. John V. Cogbill, III, Esquire
Ms. Gloria L. Freye, Esquire