

ASO District
 All parcels or portions thereof located on this Section sheet are within the ASO Airport Safety Overlay District and are subject to the regulations in Section 22-92.2 of Chapter 22 of the County Code.

**TRUCK DISPATCH /
 MAINTENANCE FACILITY**

C-33C-93 ®



30-A2-14 & 22

VARINA DISTRICT

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

August 23, 1993

Re: Conditional Rezoning Case C-33C-93

Mr. and Mrs. Elijah C. Aliff
6400 Jahodi Lane
Richmond, Virginia 23231

Dear Mr. and Mrs. Aliff:

This is a correction of our letter to you dated August 19, 1993. The Board of Supervisors at its meeting on August 11, 1993 did not accept the last sentence of Proffer 3. It has been deleted from this letter.

The Board of Supervisors at its meeting on August 11, granted your request to conditionally rezone property from A-1 Agricultural District to M-2C General Industrial District (Conditional), Part of Parcels 30-A2-14 and 22, described as follows:

Beginning at a point on the S. line of Charles City Road, said point being 0.5 mile +- east of Monahan Road; thence along the S. line of Charles City Road S. 44° 59' 00" E., 100.00' to a point; thence S. 28° 15' 00" W., 185.00' to a point; thence S. 44° 59' 00" E., 103.20' to a point; thence S. 28° 15' 00" W., 860.23' to a point; thence N. 61° 45' 00" W., 194.62' to a point; thence N. 28° 15' 11" E., 1103.85' to a point on the south line of Charles City Road being said point of beginning, together with and subject to covenants, easements, and restrictions of record, said property being 4.4 acres more or less, and being the northern part of Henrico County tax map parcels 30-A2-14 and 30-A2-22.

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. **ENCLOSED BUILDING REQUIREMENT:** All principal permitted industrial uses (except for the storage or parking of tractors and trailers) shall be conducted within a completely enclosed building, which may be an office building or a separate, freestanding building used for industrial purposes.
2. **SAFE CONDUCT OF OPERATIONS:** All industrial uses shall be conducted so as not to create any danger to the health, safety and welfare or have any material adverse impact on the Property or surrounding areas by creating any excessive noise, vibration, smoke, dust, lint, odor, heat or glare beyond the boundaries of the Property.
3. **USES:** The principal permitted use of the Property shall be trucking or hauling service yards: lumber yards including millwork; contractor's equipment storage or rental yard

or plant; structural steel manufacturing plant; or motor freight station and terminal. Other principal permitted uses shall be those allowed by M-1 zoning.

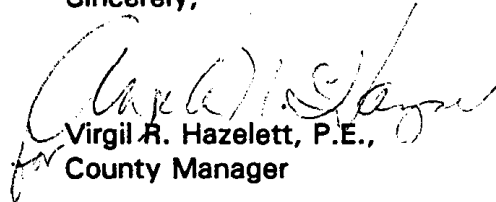
4. **PARKING LOT LIGHTING:** Parking lot lighting fixtures shall not exceed twenty-five (25) feet in height as measured from the grade of the base of the lighting standard unless otherwise requested and specifically permitted, or if required by, the Planning Commission. Parking lot lighting shall be produced from concealed sources of light (i.e., "shoe box" type or adjustable fixtures with positive cut-off angles).
5. **INGRESS AND EGRESS:** Truck ingress and egress to and from the Property onto Charles City Road shall be toward Laburnum Avenue unless otherwise requested and specifically permitted, or if required by, the Planning Commission, or until such time as an interchange for I-295 is constructed on Charles City Road.
6. **DEDICATION OF RIGHT OF WAY:** The developer shall dedicate additional right-of-way for Charles City Road as required by the Henrico County Planning Commission at the time of Plan of Development approval.
7. **HOURS OF OPERATION:** All routine maintenance operations performed from Monday through Friday shall be conducted between the hours of 7:00 a.m. and 8:00 p.m. All routine maintenance operations performed on Saturdays shall be conducted between the hours of 7:00 a.m. and 5:00 p.m. No routine maintenance operations shall be conducted on Sundays.
8. **ACTIVITIES:** No truck storage or maintenance activities shall be conducted within 500 feet of Charles City Road as it is currently located.
9. **VEHICLE STORAGE:** No outside storage of inoperable motor vehicles shall be allowed on the Property.
10. **ARCHITECTURAL TREATMENT:** Any additional buildings constructed on the site will be constructed of materials acceptable to the Planning Commission at the time of Plan of Development approval.
11. **ACCESS ROAD:** The access road from Charles City Road to the existing fenced area shall have a minimum surface of tar and gravel until such time as additional land disturbance is requested.
12. **SEVERANCE:** The unenforceability, 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.

Mr. and Mrs. Elijah C. Aliff
August 23, 1993

3

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,


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

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. Alvin S. Mistr, Jr.