

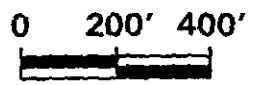
*ASO District
 All parcels or portions thereof located on this Section sheet are within the ASO Airport Safety Overlay District and are subject to the regulations in Section 22-92.2 of Chapter 22 of the County Code.

32-A1-14 & 44

VARINA DISTRICT

BANK

C-51C-93





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 17, 1994

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-51C-93

Citizens & Farmers Bank
8th & Main Streets, P. O. Box 311
West Point, Virginia 23181

Gentlemen:

The Board of Supervisors at its meeting on February 9, granted your request to conditionally rezone property from A-1 Agricultural District to B-1C Business District (Conditional), Parcels 32-A1-14 and 44, described as follows:

Beginning at a point on the S. line of New Market Road at its intersection with Strath Road; thence S. 00° 50' 00" W., 332.17' to a rod; thence N. 89° 10' 00" W., 290.40' to a rod; thence S. 00° 50' 00" W., 413.19' to a rod; thence N. 74° 12' 00" W., 111.03' to a point; thence S. 85° 43' 00" W., 130.80' to a point; thence N. 51° 57' 45" W., 362.56' to a pin; thence N. 32° 31' 31" E., 850.50' to a rod on New Market Road; thence S. 59° 02' 03" E., along the southern line of New Market Road 427.62' to the point and place of beginning, as shown on plat by Engineering Design Associates, dated September 23, 1993 and containing 9.679 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. All new structures located on the property included in this rezoning request shall be of colonial design.
2. All structures shall be designed and constructed such that all sides are similar in appearance and in materials of construction. This proffer shall not preclude the use of a design that alternates brick and beaded siding for architectural effect. This proffer is intended merely to prevent any building from having a non-aesthetic side which is visible from this property, any public right-of-way or any adjoining properties.
3. No building shall exceed 2 1/2 stories in height.
4. Exposed portions of the buildings shall be:
 - (a) Foundation Walls. Brick or natural stone.
 - (b) Chimneys (if used). Brick or natural stone.
 - (c) Exterior Walls. Brick or colonial beaded siding of either wood, hardboard or vinyl materials. This proffer shall not include windows, doors, trim and vents

- and other devices normally employed in the exterior walls of a building.
- (d) **Exterior Trim.** Exterior trim shall be typical in design and detail as that normally used on high quality colonial structures. Trim details shall be supplied with the building plans and shall be approved by the Planning Commission at the time of the plan of development approval. The details submitted shall include details of the windows and window trim, the exterior doors and door trim, the shutters, the cornice, and the railings.
 - (e) **Roof Materials.** Cedar shakes, concrete shingles, slate, simulated slate, standing seam metal or textured fiberglass shingles which weigh 300 pounds per square or more. Other materials may be used on portions of the roof not visible from any public rights-of-way.
5. All new buildings built on the property included in this zoning request shall be similar in design to the bank building and the design shall be reviewed and approved by the Planning Commission at the time of the plan of development approval.
 6. A fifty (50)-foot wide strip for landscaping shall be provided along New Market Road and along Strath Road for a distance of one hundred-fifty (150) feet from New Market Road. This landscape strip shall be used only for entrance roads, underground storm and utility lines, drainage conveyances, landscaping and permitted signs. Any intrusions into or through the landscape strip shall generally be perpendicular to it.
 7. Lighting in the parking lots shall be produced from a concealed source and shall be positioned in such a manner as to minimize the impact of such lighting on adjacent property except that fixtures of colonial design will be used for aesthetic affect where practical, if approved by the Planning Commission at the time of the exterior lighting plan approval. Parking lot lighting standards shall not exceed twenty (20) feet in height.
 8. All mechanical equipment shall be screened such that they are not visible from any public rights-of-way or adjacent properties.
 9. All new utility lines (electric, telephone, cable television, etc.) located on the property included in this request for rezoning shall be installed underground.
 10. All new sidewalks located on the property included in this request for rezoning shall be constructed of exposed aggregate concrete, brick pavers or concrete paver blocks.
 11. Gasoline sales, vehicular repair businesses and outside display of merchandise shall not be permitted on the site.
 12. A minimum twenty (20) foot transitional buffer shall be provided between the property included in this request for rezoning and those abutting properties lying generally southeast of the site which are zoned for Agricultural (A) use or Residential (R) use, not owned by the applicant and as shown on the master plan (Exhibit A) (see case file). The buffer shall be penetrated only by public or private roads, underground utilities or any easements or improvements that may be required by the Planning

Commission at the time of the plan of development approval. Any intrusions into or through the landscape strip shall generally be perpendicular to it. Any landscaping which is disturbed by the installation of underground utilities, easements or other improvements shall be replaced.

13. A 40 (forty) foot transitional buffer and a six (6) foot, opaque fence shall be provided between the property included in this request for rezoning and Parcel 32-A1-67 as shown on the attached master plan dated February 9, 1994 and identified as Exhibit A (see case file). The buffer and fence shall be constructed when any building or parking area is constructed within one hundred fifty (150) feet of Parcel 32-A1-67 and shall remain in effect as long as the property is zoned for Residential (R) or Agricultural (A) uses. The final design, location and details of the fence shall be reviewed and approved by the Planning Commission at the time of the plan of development or the landscaping plan approval.
14. A fifty (50) foot right of way for the future construction of a public road as shown on the master plan dated February 9, 1994, (see case file) shall be dedicated to Henrico County prior to the issuance of any certificates of occupancy for any buildings on the property included in this zoning request.
15. The maximum number of automobile parking places permitted on the property included in this zoning request shall be three hundred fifty (350).
16. Any business containing more than twelve thousand (12,000) square feet shall be contained in an independent building and no building containing multiple tenants shall exceed twelve thousand (12,000) square feet in size. The intent of the project is to create a colonial village effect.
17. The project shall be developed such that reasonable effort is made to preserve trees of significant size that currently exist on the site.
18. Shade trees shall be provided along the rights-of-way of State Route 5 and Strath Road and throughout the green spaces within the project. A landscaping plan for each phase of the development shall be made by a landscape architect certified in the Commonwealth of Virginia and shall be reviewed and approved by the Planning Commission.
19. All dumpsters will be screened from public view and fenced to keep debris from blowing onto adjacent properties.
20. Except to the extent necessary for the installation of utility and drainage easements, drainage structures, entrance driveways and any other improvements required at the time of Planning Commission approval, all healthy and well-formed mature trees with a diameter of 8 (eight) inches or more which are located within the landscaping strip along New Market Road and Strath Road will be preserved and maintained.
21. All new structures shall have a minimum setback of one hundred (100) feet from the

ultimate right-of-way of New Market Road.

22. The shopping center shall be developed in substantial accord with the master plan for the site dated February 9, 1994 and identified as Exhibit A (see case file).
23. Any bank constructed on the property shall be substantially similar in design as shown on the elevation of the building identified as Exhibit B (see case file).
24. The initial entrance to the project from State Route 5 shall be located across from the entrance to Fas Mart as shown on Exhibit C dated February 9, 1994 (see case file). This entrance shall be permitted to serve buildings A, B, and C as shown on the master plan (Exhibit A) (see case file). Prior to the issuance of a certificate of occupancy for buildings D, E, F, or H, the developer shall construct the road within the right of way separating the shopping center from Varina Elementary School beginning at the southern right of way line of State Route 5 and extending southerly for approximately eight hundred fifty (850) linear feet to the zoning line separating the B-1C and the A-1 districts. -The intent is that Henrico County will ultimately connect the road to Recreation Road through the residual of this parcel and through property currently being utilized by the Henrico Department of Parks and Recreation. The road shall be constructed to applicable Henrico County standards. The initial entrance from State Route 5 shall be closed prior to the issuance of a certificate of occupancy for one or more of the buildings denoted as D, E, F or H.
25. No certificate of occupancy shall be issued for any building exceeding twelve thousand (12,000) square feet in size until after February 28, 1996.

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: Director, Real Estate Assessment
Conditional Zoning Index
Engineering Design & Assocs.
Mr. & Mrs. Emmett S. King
Ms. Eva R. Kohl