

182 183

B-2C

M-1

ROAD

AVENUE

CHARLES

A-1

CITY

LEWIS

ROAD

**A-1, B-1 To M-2C
4.99 Ac.**

M-2

E. LABURNUM

ROAD

VA POWER

M-2

MILLER

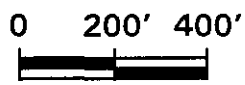
CSXT

29-B1-25

VARINA DISTRICT

TRUCK TERMINAL

C-43C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

July 19, 1994

Virgil R. Hazelett, P.E.
County Manager

RE: Conditional Rezoning Case C-43C-94

Swift Transportation Co., Inc.
5601 W. Mohave
Phoenix, AZ 85043

Dear Sir or Madam:

The Board of Supervisors at its meeting on July 13, 1994, granted your request to conditionally rezone property from A-1 Agricultural and B-1 Business Districts to M-2C General Industrial District (Conditional) on Parcel 29-B1-25, described as follows:

All that certain parcel of property situated on the southwest corner of Charles City Road and Miller Road, beginning at a spike marking the southwest corner of Charles City Road and Miller Road; thence S. $31^{\circ} 27' 56''$ W., along the W. line of Miller Road a distance of 466.50' to a point; thence N. $58^{\circ} 52' 04''$ W., a distance of 465.44' to a point marked by an old axle; thence N. $31^{\circ} 20' 06''$ E., a distance of 466.50' to a point on the S. line of Charles City Road marked by a rod; thence S. $58^{\circ} 52' 04''$ E., along the S. line of Charles City Road, a distance of 466.50' to the point and place of beginning and containing 4.99 acres, by survey dated May 24, 1990 and revised June 6, 1990.

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. Property shall only be used for a trucking terminal, more specifically the parking of trucks and trailers, a maintenance shop and a diesel fuel storage tank and dispensers.
2. Parking lot lighting fixtures shall not exceed 30 feet in height and it shall be produced from concealed sources of light to minimize the impact of lighting on adjacent properties.
3. The main building will be a pre-engineered metal building not to exceed 20 feet in height. The elevation facing north towards Charles City Road will be brick faced.
4. The applicant/owner agrees to dedicate any right-of-way along Charles City and Miller Roads as required by Henrico County.
5. The applicant/owner agrees to construct a minimum 6 foot masonry wall within the buffer area along the southern and western property lines which are adjacent to the remaining A-1 zoned property.

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Swift Transportation Co., Inc.
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6. The applicant/owner agrees to construct a 50 foot buffer where the remaining A-1 zoning adjoins the property to the south and west with possible reduction in width, with approval of the Director of Planning, depending on perimeter fence height and fence material.

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
Mr. Gary Weinberger
Mr. W. A. Cauthorn, et al