

**\*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.

**CONTRACTING OFFICE AND  
 EQUIP. STORAGE YARD**

**C-50C-94**



**30-A2-25  
 VARINA DISTRICT**



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

December 20, 1994

Re: **Conditional Rezoning Case C-50C-94**

Premier Properties V, Inc.  
P. O. Box 860  
Glen Allen, Virginia 23060

Gentlemen:

The Board of Supervisors at its meeting on December 14, 1994, granted your request to conditionally rezone property from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcel 30-A2-25, described as follows:

Beginning at a point on the S. line of Charles City Road being 3,500' +/- from the E. line of Monahan Road, at a corner with the land now or formerly owned by Watkins; thence along the southern line of Charles City Road S. 47° 30' E., 881.10' to a point being the corner to land now or formerly owned by Emerson; thence along the common line with said Emerson S. 20° 30' W., 1687.62' to a point; thence along the common line with said Emerson N. 47° 30' W., 1049.40' to a point; the corner with lands now or formerly owned by Emerson and Watkins; thence along the common line with said Watkins N. 26° 00' E., 1683.00' to the S. line of Charles City Road, the point and place of beginning, containing 35 acres, more or less.

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. **Uses:** The uses of the Property shall be the uses permitted and regulated by the M-1 District. B-3 uses are excluded. All permitted industrial uses shall be conducted within an enclosed building which may be an office building or a separate freestanding building used for industrial purposes.
2. **Phasing:** Certificates of Occupancy through January 1, 1999, shall not exceed the use of 12 acres of developable land. Developable land is defined as land exclusive of wetlands, buffers, and roads to be dedicated for public use.
3. **Buffers:** A minimum 50-foot wide buffer area will be provided and maintained around the entire perimeter of the property with the exception of roads that may pass through the buffer. If necessary at the time of plan of development, additional buffering or screening of storage areas will be provided. A transitional buffer area of 50 feet will be required adjacent to the A-1 zoned properties. A 50-foot building setback requirement from the buffer area will also be required along the northern property line to reduce the visual impact along Charles City Road and promote more open space within. If the adjoining A-1 properties are rezoned to industrial use, the buffer can be reduced to 25 feet, except the Charles City Road buffer.

50

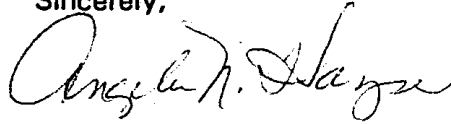
4. **Building Materials:** Any buildings constructed on the site will be designed and constructed of materials acceptable to the Planning Commission at the time of Plan of Development. Exposed exterior wall surfaces of buildings shall be similar in architectural treatment and be constructed of split block, brick, metal wall panels or an equivalent material. The front and sides of the building must be accented with brick or another architectural masonry unit acceptable to the Planning Commission at the time of Plan of Development approval.
5. **Signage:** Signs will be limited to monument type signs (no pole signs), approved signs located on the buildings, and directional signs.
6. **Vegetation:** Inasmuch as possible, existing trees on the site will be retained with the exception of those necessary for roadways, building construction and footprints, parking and storage areas, and utility easements.
7. **Traffic:** Coordinated access off an internal road system will be provided with provision for inter-parcel connections that minimize the disturbance and destruction of wetlands. A Phasing Plan will be adhered to to phase traffic on Charles City Road (see proffer number two). The internal road system will provide a stub road to the southern boundary of the property as a future link of Concept Road 30-1 east of Monahan Road.
8. **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).
9. **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.
10. **Development Entrance:** The site's entrance at Charles City Road shall be a divided median entrance with a monument sign and landscaping acceptable to the Planning Commission at the time of Plan of Development approval.
11. **HVAC:** Heating and air conditioning equipment shall be screened from public view from ground level at Charles City Road.

Premier Properties V, Inc.  
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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,



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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. R. L. Stanfield