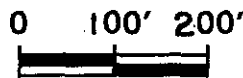


PT. 104-A1-23,24,25,26

FAIRFIELD DISTRICT

TIMBER EQUIPMENT SALES,
LEASING AND REPAIR

C-82C-94



HENRICO COUNTY PLANNING OFFICE

®A

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 14, 1995

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-82C-94

Mr. Joseph E. Parker, Jr.
P. O. Box 9230
Richmond, Virginia 23227

Dear Mr. Parker:

The Board of Supervisors at its meeting on March 8, 1995 granted your request to conditionally rezone property from B-3 Business District to M-2C General Industrial District (Conditional), Part of Parcels 104-A1-23, 24, and 25, described as follows:

Beginning at a 3/4" rod found on the eastern line of Mountain Road, said point being approximately 1058' from the west line of Brook Road; thence in a northwesterly direction N. 31° 15' 07" W., 212.34' along the eastern line of Mountain Road to a 5/8" rod found; thence leaving the eastern line of Mountain Road in an easterly direction with nine (9) courses and distances: 1. N. 59° 19' 55" E., 250.00' 5/8" to a rod found; 2. thence N. 30° 40' 05" W., 90.00' to a 5/8" rod found; thence N. 59° 19' 55" E., 45.02' to a 3/4" rod set; thence S. 44° 50' 28" E., 18.08' to a 3/4" rod set; thence N. 82° 02' 36" E., 149.24' to a 3/4" rod set; thence S. 30° 48' 18" E., 326.14' to a 5/8" rod found; thence S. 59° 11' 42" W. 300.00' to a 3/4" rod set; thence N. 30° 48' 18" W., 100.00' to a 5/8" rod found; thence S. 59° 11' 42" W., .135.50' to a 3/4" rod found; said point being the point and place of beginning for Parcel A, and containing 3.050 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. With reference to the survey/plat of the subject property prepared by Jordan Consulting Engineers dated October 20, 1994, the Property shall be developed in three phases:

A. PHASE ONE:

During Phase One, Parcel A shall be utilized only for equipment display and storage subject to Commission review and approval of the P.O.D. Any equipment not considered new or in like-new condition shall be screened from view from Mountain Road by a 6 - 8 foot high opaque wood or otherwise architecturally solid fence. A landscape strip 20' in width shall be emplaced adjacent to the ultimate right-of-way line of Mountain Road and no vehicles or equipment will be parked or displayed in said landscape strip.

82

Mr. Joseph E. Parker, Jr.
March 14, 1995

2

B. PHASE TWO:

During Phase Two, all dwellings and/or outbuildings located on Parcel A, with the exception, at the discretion of the Developer, of the main dwelling house (1326) and brick outbuilding, shall be demolished and the debris removed.

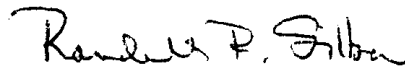
C. PHASE THREE:

During Phase Three, Parcel A will be fully developed for a one-user industrial site. The following conditions will apply:

- (1) No portion of the side or front of any building constructed within 100 feet of Mountain Road shall contain exposed cinderblock foundations. No portions of the side or front of any buildings located within 100 feet of Mountain Road shall be constructed of metal siding without the approval of the Planning Commission as part of the P. O. D. review.
- (2) The M-2 uses for the subject property shall be restricted to those uses necessary for the operation of a heavy equipment business involving the sale, leasing, assembling, disassembling, repairing, display and storing of heavy equipment, including but not limited to equipment associated with the timbering and earth moving industry.

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. Meade A. Spotts