

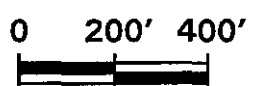
*ASO District
 Parcels or portions thereof which
 are within the ASO Airport Safety
 Overlay District as described on
 this Section sheet are subject to
 the regulations in Section 22-02.2
 of Chapter 22 of the County Code.

44-A1-32

VARINA DISTRICT

COMMERCIAL / OFFICE

C-33C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

July 18, 1995

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-33C-95

Mr. Randy Welch
5100 Williamsburg Ave.
Richmond, Va. 23231

Dear Mr. Welch:

The Board of Supervisors at its meeting on July 12, 1995, granted your request to conditionally rezone property from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcel 44-A1-32, described as follows:

Beginning at a point at the intersection of the E. line of Drybridge Road with the S. line of Drybridge Court; thence along the S. line of Drybridge Court, S. 62° 29' 10" E., 148.44' to a point; thence S. 12° 29' 13" W., 724.02' to a point; thence N. 78° 56' 30" W., 424.00' to a point on the E. line of Drybridge Road; thence along the E. line of Drybridge Road N. 23° 57' 26" E., 266.57' to a point; thence N. 29° 23' 30" E., 337.60' to a point; thence N. 39° 26' 30" E., 190.47' to a point; thence N. 78° 34' 50" E., 47.04' to the point of beginning, containing 5.62 acres more or less, and being all of Henrico County tax map No. 44-A1-32.

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. **Safe Conduct of Operations.** All light industrial uses shall be conducted so as not to create any danger to the health, safety and welfare or 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.
2. **Buffers.** Buffers consisting of natural areas, berms or landscaping, or combinations thereof, for purposes of lessening the visual impact of the development of the property on adjacent land will be provided and maintained, except to the extent necessary for vehicular and pedestrian access ways, utility easements, signage, or other purposes specifically permitted by the Planning Commission at the time of Plan of Development review, or by any other governmental body. These buffers shall be fifty (50) feet in width along Drybridge Road and Drybridge Court; and fifty feet (50) along the southern and eastern boundaries of the property for so long as such boundaries are adjacent to property used for or permitted to be used for residential purposes.

Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall, be removed from such buffer area, and if so removed, additional plantings shall be added. Should it be necessary to run drainage, utility or other easements through the buffer areas, such areas shall be compensated to the extent interrupted by said

24

easement to maintain the integrity of the buffer area.

3. **Underground Utilities.** All utility lines such as electric, telephone, CATV or other similar lines shall be installed underground unless otherwise requested and specifically permitted, or if required by the Planning Commission at the time of Plan of Development review. This requirement shall apply to lines serving individual sites as well as to utility lines necessary within the property, but not to existing lines on the property.
4. **Architectural Treatment.** The exterior wall surfaces (front, rear and sides) of each individual building shall be similar in architectural treatment and materials. No portion of an exterior wall surface visible from any adjoining property shall contain unpainted or untreated concrete masonry units, sheet or corrugated aluminum (except as a decorative band or trim), or asbestos, unless otherwise specifically approved by the Planning Commission at the time of Plan of Development review. All rooftop equipment shall be shielded so that it is screened from public view at ground level.
5. **Use Restrictions.** The only uses permitted on the property shall be as follows:
 - (a) Those uses first permitted as principal uses in an M-1 Light Industrial District;
 - (b) Those uses permitted in an O-3 Office District;
 - (c) Data processing centers;
 - (d) Repair facilities as an accessory function to the principal use of the property with such repairs being conducted within a completely enclosed building;
 - (e) Wholesaling;
 - (f) Showroom sales and service areas, but not include sales and service of automobiles, trucks, boats, motorcycles, farm equipment, and other similar vehicles and truck stops and repairs and maintenance of tractor trailers;
 - (g) Medical or dental laboratories;
 - (h) Cafeterias or restaurants in association with and in support of and incidental to other permitted uses; and
 - (i) Such other accessory uses, not otherwise prohibited, as are customarily accessory and incidental to any permitted use.
6. **Loading Dock Treatment.** Loading docks and areas shall be located and/or screened so as to minimize sound and visual impact on Drybridge Road and Drybridge Court any adjacent agriculturally or residentially-zoned property, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review. No loading docks shall be located nearer than one hundred (100) feet from Drybridge Road and Drybridge Court.
7. **Parking Lot Lighting.** Within one hundred (100) feet of any agriculturally or residentially zoned property, 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. Parking lot lighting fixtures on the remainder of the property shall not exceed thirty (30) feet in height as measured from the grade of the base of the lighting standard unless required by, the Planning Commission at the time of Plan of Development review.

Mr. Randy Welch
July 18, 1995

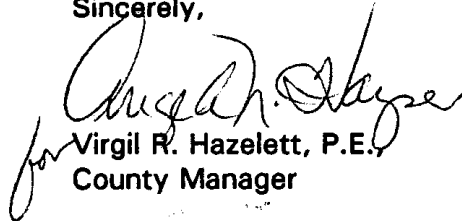
3

Parking lot lighting shall be produced from concealed sources of light (i.e., "shoe box" type).

8. Open Space. At least twenty percent (20) of every site within the property shall be used for permanent open space. This area shall be used for landscaping, lawns, screening and/or buffer area and may include bodies of water, works of art and outdoor recreation areas. The area devoted to the project perimeter buffering may be counted toward this requirement.
9. 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.

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. Alvin S. Mistr, Jr.
The Stella Pastore Estate