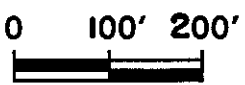


86-A2-23

SELF-STORAGE AND  
RECORDS STORAGE FACILITY

BROOKLAND DISTRICT

**C-35C-95**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

August 15, 1995

Re: Conditional Rezoning Case C-35C-95

Mr. Artie McGurn  
Eagle Self Storage Corp.  
4062 Crockett St.  
Richmond, Virginia 23228

Dear Mr. McGurn:

The Board of Supervisors at its meeting on August 9, 1995, granted your request to conditionally rezone property from B-2 Business District to M-1C Light Industrial District (Conditional), Part of Parcel 86-A2-23, described as follows:

Beginning at a rod on the W. line of West End Drive 287.78' south of the intersection of the W. line of West End Drive and the S. line of Huron Avenue extended; thence with the W. line of West End Drive S. 17° 24' 59" W., 62.93' to a rod; thence leaving West End Drive N. 63° 51' 37" W., 849.00' to a rod; thence N. 26° 08' 23" E., 185.18' to a rod; thence S. 63° 54' 01" E., 620.50' to a rod; thence S. 17° 24' 59" W., 125.00' to a rod; thence S. 63° 54' 01" E., 200.00' to the point of beginning, containing 2.987 acres of land as shown on a plat by J. K. Timmons & Associates P.C., dated March 22, 1990 and revised March 30, 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. **HOURS OF OPERATION:**  
Monday through Friday; 7:00 a.m. to 8:45 p.m. Entrance gate will be locked at 8:30 p.m. and exit gate will be locked at 8:45 p.m. Saturday: 7:00 a.m. to 8:00 p.m. 8:15 p.m. exit gate locked. Sunday: 8:00 a.m. to 7:00 p.m. 7:15 p.m. exit gate locked.
2. **RESTRICTIONS:**  
The applicant proffers that the use of the property shall be for a self storage warehouse only.
  - A. **FURTHER RESTRICTIONS OF BUSINESS USES:**  
No noxious or offensive uses would be allowed within the self storage property including, but not limited to:
    1. Auto, boat or any other motor vehicle repair or maintenance service.
    2. Lawn mower or small engine repair or maintenance service.
    3. Pet grooming or obedience businesses.
    4. Hazardous, toxic or explosive materials.
    5. Driveway, pavement or concrete contractors.

25

Mr. Artie McGurn  
Eagle Self Storage Corp.  
August 15, 1995

2

6. Rehearsal or practice by musical bands.
7. Small, medium or large manufacturing of any kind.
8. Outdoor storage of boats, campers, or motor vehicles of any kind.
9. Aerobic, dance, exercise classes or instruction.

**B. RESTRICTIONS OF BUSINESS USES SPECIFIC TO BUSINESS DELIVERY OR SALES:**

Access will be limited to two visits per day by businesses (or business people) utilizing storage units for storage of sales merchandise, promotional items, samples, etc...associated with professional route merchandising. These businesses include but are not limited to:

1. Pharmaceutical/Medical sales representatives
2. Manufacturing sales representatives
3. Coffee, snack machine vendors
4. Catering equipment.

**C. RESTRICTIONS OF TRACTOR TRAILER DELIVERIES:**

Residential or commercial storage users relying on tractor trailer delivery will be restricted to entrance and exit through the second driving aisle only. Storage units for such vehicles will be restricted to units in Building "A" (building closest to W. Broad Street) and units on the south face of Building "B" only as noted on site plan (Exhibit One) (See case file).

**3. LIGHTING:**

- A. Site and security lighting will be placed on the individual buildings below the eye height. There will be no overhead lights above the building roof line. These lighting fixtures will be inaccessible for uses other than their intended use to illuminate the areas for security and safety.
- B. No electricity is provided to any of the storage units; nor is electricity that is generated by a "portable" means, such as an electrical generator, allowed on the property.

**4. LANDSCAPING AND BUFFER:**

The transitional buffer of fifty feet (50') as described within the County zoning ordinance shall be provided along the northern property line separating the mini-storage facility from the residential area, unless reduced by approved modification through an alternative screening method as permitted by County zoning ordinance. However, the buffer shall not be less than forty (40) feet in width with a minimum of thirty (30) feet being undisturbed. The buffer will be supplemented with 6' - 8' plantings, as approved by the Planning Commission at the time of Plan of Development, of evergreens approximately 15' on center or as approved by the Planning Commission at the time of Plan of Development. Said plantings to be located behind and to the north of

Mr. Artie McGurn  
Eagle Self Storage Corp.  
August 15, 1995

3

Building C as shown on site plan (Exhibit One) (See case file). Trash and debris will be removed from the forty (40) foot buffer area.

5. **BUILDING MATERIALS:**

- A. The walls of all buildings will be constructed of poured concrete with brick texture exposed to view and painted with Duron elastomeric paint. Roofs will be asphalt shingle (weathered wood in color).
- B. The walls of all buildings will be regularly inspected and maintained. In the event any sort of graffiti (drawings or other markings) is discovered on the buildings, the applicant agrees to remove, clean or cover the graffiti.
- C. No storage building will be more than fourteen (14) feet in height to the ridge line of the roof.
- D. At the west end of the property, a 10' high wall of the same material as the buildings will be built and will tie into the end of Building C and will continue along the western property line as a security wall. This wall will also tie into the exit gate.

6. **MANAGER'S OFFICE/APARTMENT:**

There will be a manager's office and apartment on the site located adjacent to the entry point at the end of Hanlee Drive extended. The manager will live on site. The office/apartment will be a two story structure of residential design. Exterior siding will be vinyl. Roofing will be asphalt shingle of twenty year life and will match the shingles on the storage buildings.

7. **SECURITY:**

The site will be walled, fenced and gated. Gates will be installed at the entry point adjacent to Hanlee Drive but on the site and at the exit point at Tuckernuck Drive extended. Both gates will be computer operated through a touch pad device with each tenant having a specific code.

8. **TRAFFIC:**

All traffic will be routed one way from the Hanlee Drive entrance, west through the facility to the Tuckernuck Drive exit.

9. **DUMPSTER:**

The trash dumpster will be located in the southwest corner of the property adjacent to the Tuckernuck Drive exit. The owner will ensure that dumpster service is limited to the operating hours. There will be no late night (after business hours) or early morning (before business hours) dumpster service (removal of trash).

10. **CONSTRUCTION AND LAND DISTURBANCE:**

The appropriate action will be taken during construction to minimize dust and erosion. Erosion control devices will be placed as required by Henrico County. No onsite

Mr. Artie McGurn  
Eagle Self Storage Corp.  
August 15, 1995

4

burning of trees, debris, stumps or otherwise will be permitted.

Construction of the facility will occur between the hours of 7:00 a.m. and 5:00 p.m. Monday through Saturday only. There will be no construction on Sunday.

The owner will maintain on site a watering truck during construction to water and keep the site moist and as free from dust as practically possible.

11. NOISE:

No loudspeaking, public announcement systems, boom boxes or any kind of exterior communication system will be built, installed or utilized at the facility.

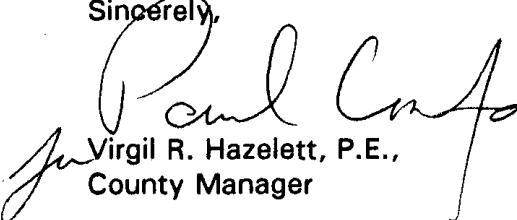
12. SIGNS:

Signage for the self storage facility will be handled as follows:

- A. Signage will be permitted in the twenty-five foot (25') buffer area fronting on West End Drive. The size of said signage to be no more than ten feet (10') in height and the width to be the same as the base which anchors the sign. The base material will be architecturally similar to the material used on the self storage walls or a substitute of brick material for the base.
- B. In the event the shared access sign easement at Hanlee Drive and West End Drive is available for sign use for this facility, item number 12A above will become null and void. Signage at the location of Hanlee Drive and West End Drive will not exceed twenty feet (20') in height and will be no wider than the base which anchors the sign. The base material will be architecturally similar to the material used on the self storage walls or a substitute of brick material for the base.
- C. Signage at the Tuckernuck Drive exit will be no more than twenty feet (20') in height. The width of said signage to be no wider than the base material anchoring the sign. The sign will be as detailed in Item #12A and 12B. This sign will be a single-sided sign facing to the south.

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