

3637

77-B1-1

THREE CHOPT DISTRICT

TARGET GOLF FACILITY
C-60C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

November 14, 1995

Re: Conditional Rezoning Case C-60C-95

Mr. Garland W. Gammon
Target Golf of Richmond, Inc.
9507 W. Broad Street
Richmond, Virginia 23294

Dear Mr. Gammon:

The Board of Supervisors at its meeting on November 8, 1995, granted your request to conditionally rezone property from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcel 77-B1-1, described as follows:

Beginning at a point on the east line of Pouncey Tract Road approximately 62.59 feet north of Interstate Route 64, which point is the point of beginning, thence N 15° 32' 00" W a distance of 23.27 feet to a point; thence along the arc of a curve to the northwest having a radius of 5,674.57 feet, a distance of 225.61 feet to a point; thence N 8° 2' 18" W a distance of 257.92 feet to a point; thence S 84° 59' 38" E a distance of 1,059.44 feet to a point; thence S 2° 6' 19" E a distance of 520.15 feet to a point; thence N 83° 36' 02" W a distance of 1,002.48 feet, to the point and place of beginning, totalling 11.93 acres in area.

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. The following uses shall not be permitted on the Property:
 - (a) Automobile service station;
 - (b) Automobile, truck, trailer, motorcycle, or bus sales or rental;
 - (c) Auto salvage or junk operation;
 - (d) Boat and boat trailer sales;
 - (e) Car wash, automatic or otherwise;
 - (f) Fortune teller, palmist, astrologist, numerologist, clairvoyant, craniologist, phrenologist, card reader, spiritual reader, or similar activity;
 - (g) Manufactured home sales, display and storage; or sales, rental, display and storage of travel trailer, travel vans, campers and truck camper tops;
 - (h) Public dance halls;
 - (i) Rifle or pistol range;

- (j) Shell houses or display houses;
- (k) Gun shop, sales and repair;
- (l) Amusement park, carnival, circus and fairgrounds;
- (m) Auditorium and assembly hall, amphitheater, coliseum, stadium and race track;
- (n) Drive-in theater;
- (o) Adult book store;
- (p) Commercial flea markets;
- (q) Tire manufacturing, rebuilding or recapping plants;
- (r) All other retail uses except outdoor recreational facilities, not listed above, and uses accessory thereto, such as sales and service of apparel, equipment and accessories and a restaurant or lounge intended primarily to serve patrons of any such outdoor recreational facility.

2. Architectural Treatment

(a) The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. All buildings constructed on the Property shall have exposed exterior walls (above finished grade) of face brick, natural stone, glass, drivit, exposed aggregate concrete, wood siding or an equivalent permanent architecturally finished material, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development Review. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum or asbestos, unless otherwise specifically approved by the Planning Commission at the time of Plan of Development Review.

(b) Any clubhouse serving a target golf course developed on the Property shall be substantially similar in architectural treatment and materials to the building elevation shown on Exhibit "A", attached hereto, (see case file) unless different architectural treatment and/or materials are specifically requested by the Developer and approved by the Planning Commission at the time of Plan of Development Review.

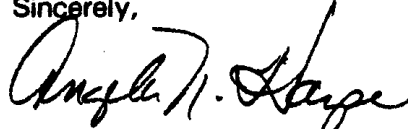
3. **Loading Dock Treatment.** Loading docks and areas, including any outside storage areas, shall be located and/or screened so as to shield them from public view at the Property lines.
4. **Enclosed Building Requirements.** All industrial uses, storage of materials and heavy equipment shall be conducted within completely enclosed buildings which may be office buildings or separate, free-standing buildings used for light industrial uses.
5. **Safe Conduct of Operations.** All 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.

6. **Open Space.** At least twenty-five percent (25%) of the Property shall be used for permanent open space. Such area may include landscaping, golf ball landing areas, screening or buffer areas.
7. **Height Limitation.** No building or any portion thereof constructed on the Property shall exceed the greater of two stories in height, or thirty-five (35) feet.
8. **Building Setback.** No building or any portion thereof shall be constructed within one hundred (100) feet-of-the right-of-way line of Pouncey Tract Road, as such right-of-way line is determined at the time of Plan of Development Review.
9. **Parking Lot Lighting.** Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be produced from concealed sources of light and shall be reduced to no more than a security level following the close of business conducted on the Property.
10. **Buffer Area.**
 - (a) A buffer area of a minimum of thirty-five (35) feet in width consisting of natural areas, berms or landscaping, or combinations thereof, shall be provided along the Pouncey Tract Road frontage of the Property, 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. Any vehicular access way located within the buffer area will be extended generally perpendicular thereto. Should it be necessary to extend drainage, utility or other easements through the buffer area, disturbed areas shall be compensated to the extent interrupted by said easement, if necessary to maintain the integrity of the buffer area.
 - (b) A sidewalk or trail shall be provided within the buffer area adjoining Pouncey Tract Road.
 - (c) The buffer area shall contain landscaping complying with the following standards, for each one hundred (100) feet of frontage along Pouncey Tract Road:
 - (i) four (4) large deciduous trees;
 - (ii) three (3) medium deciduous trees;
 - (iii) sufficient evergreen trees and shrubs to provide a varied botanic and visual environment.
11. **Utility Lines.** If permitted by the utility provider, new utility lines extended into the Property shall be installed underground.

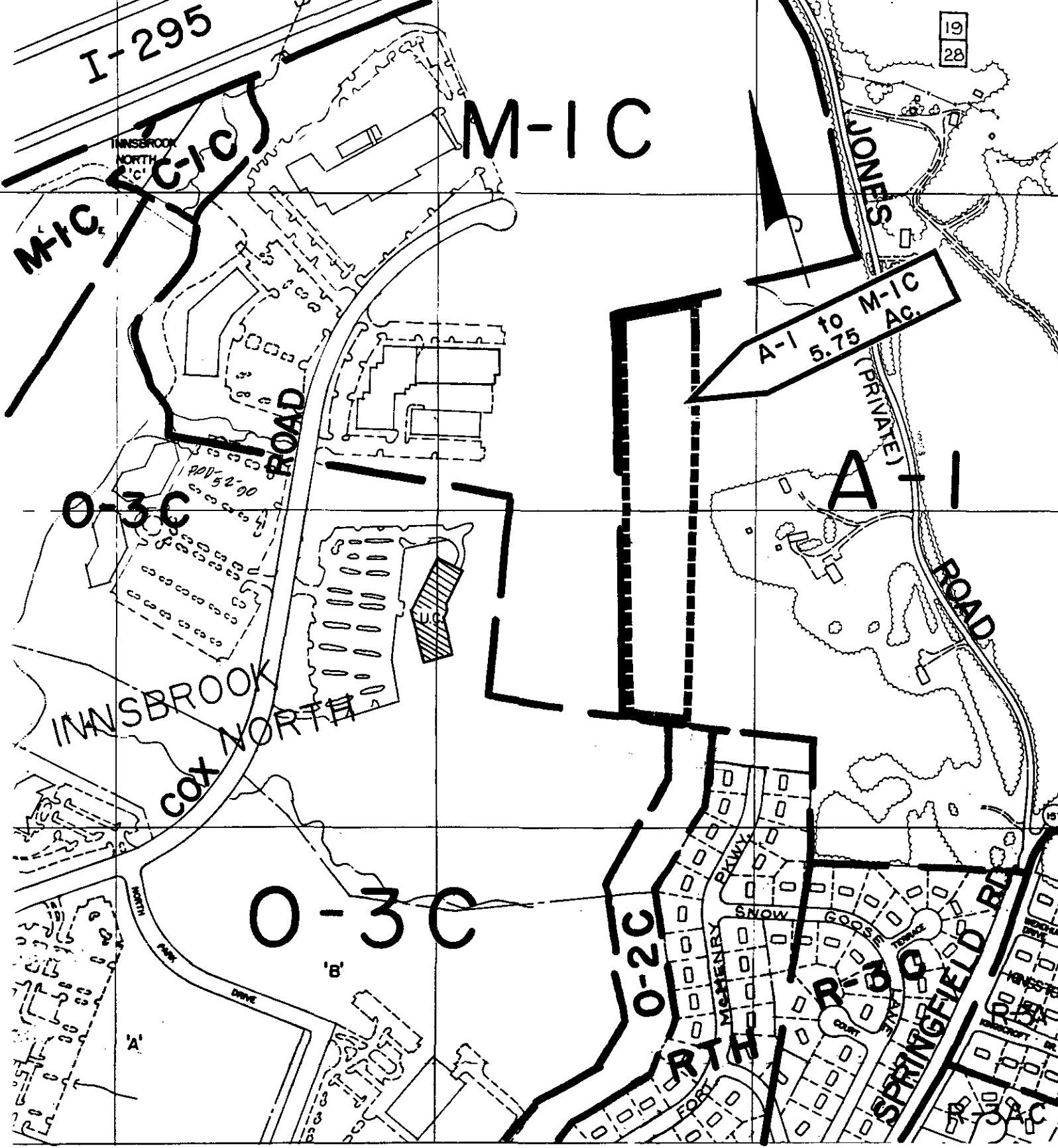
12. **Identification.** Any principal building constructed on the Property within one hundred fifty (150) feet of Pouncey Tract Road and visible from Pouncey Tract Road shall display address numbers of sufficient size so that the numbers are readable to the driving public.
13. **Signage.** Any free-standing signs shall be monument style. Such signs shall be landscaped or installed on a wood, stone or other base structure. All base treatments shall be landscaped with low maintenance plants and/or constructed of stone, masonry or wood treated against water and insect damage. All signage is to be integrated into, or otherwise be visually related to the project buildings and is to be composed of materials compatible with or similar to the materials of the buildings.

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. Glenn R. Moore, Esquire



19
28

A-1 to M-1-C
5.75 Ac.

JONES ROAD
(PRIVATE)

A-1

ROAD

INNSBROOK NORTH
COX ROAD

O-3C

O-2C

MCMENRY BL

SNOW

GOOSE LAKE

SPRINGFIELD BL

SPRINGFIELD BL

SPRINGFIELD BL

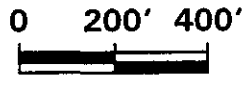
SPRINGFIELD BL

PT. OF 87-A1-29

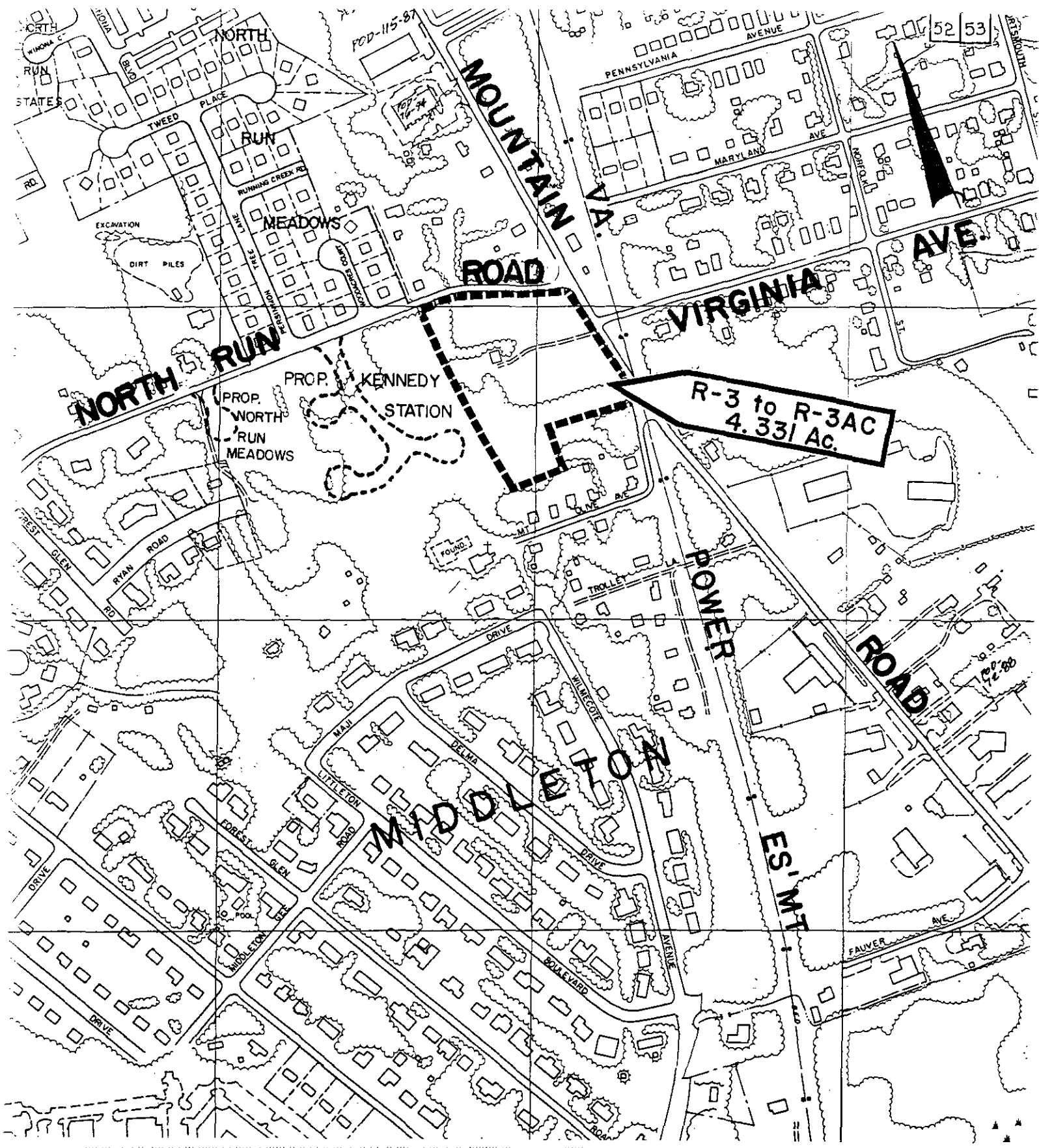
THREE CHOPT DISTRICT

OFFICE DISTRIBUTION FACILITIES

C-59C-95



HENRICO COUNTY PLANNING OFFICE



SINGLE FAMILY RESIDENTIAL

C-58C-95

*W/D
9-18-95
CASE TO
SIMILAR TOO
0 200' 400'
C-10C-95*



**PT. OF 98-A2-27
98-A2-51, 53, 54, 56, & 57
FAIRFIELD DISTRICT**

HENRICO COUNTY PLANNING OFFICE