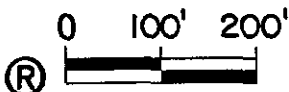


AUTOMOBILE AND LIGHT INDUS

48-A-70B
THREE CHOPT DISTRICT

C-18C-96



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 28, 1996

Re: Conditional Rezoning Case C-18C-96

Duma & Associates, L.C.
7113 Three Chopt Road. Suite 302
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on June 26, 1996, granted your request to conditionally rezone property from O-2C Office District (Conditional) to M-1C Light Industrial District (Conditional), Parcel 48-A-70B, described as follows:

Beginning at a point on the northern right-of-way line of Mayland Drive at its intersection with the western right-of-way line of Stillman Pkwy., which point is the True Point of beginning; then along a curve to the left having a radius of 1300.24' for a length of 390.16' to a point; thence N. 26° 31' 44" E., 169.83' to a point; thence S. 63° 35' 40" E., 422.64' to a point; thence along a curve to the right having a radius of 1453.84' for a length of 135.45' to a point; thence along a curve to the right having a radius of 20.00' for a length of 30.66' to the True Point of Beginning, containing 1.443 acres.

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. **Use Restrictions.** Use of the Property shall be limited to the following purposes:
 - (a) Uses permitted in the O-2 Office District.
 - (b) Light industrial uses limited to the following:
 - (i) Distribution business including warehousing;
 - (ii) Laboratory, research, development or testing, including medical or dental laboratories, but not testing of explosives;
 - (iii) Wholesaling including warehousing;
 - (iv) Office-Warehouse (excluding mini-warehouses and self-service storage facilities); and
 - (v) Data processing center.
2. **Buffer Area.** A landscaped buffer area of a minimum of twenty (20) feet in width shall be maintained along the Stillman Parkway and Mayland Drive frontage of the Property. Utility easements, grading, underground drainage

facilities, signage, access drives and other facilities required or permitted at the time of Plan of Development review may be permitted within the aforesaid buffer area, except that any driveway within the buffer area shall run generally perpendicular thereto, unless otherwise requested and specifically permitted, or if required, by the County at the time of Plan of Development review. Where permitted, areas disturbed for utility installation shall be restored to the extent reasonably practicable.

3. Architectural Treatment.

- (a) The exposed portions of exterior building walls fronting on Stillman Parkway or Mayland Drive shall be similar in architectural appearance and treatment to the building walls shown on a drawing entitled "Stillman Parkway Elevation" and "Mayland Drive Elevation", dated June 10, 1996, a copy of which is submitted herewith (see case file), unless otherwise specifically requested by the Developer and approved by the Planning Commission at the time of Plan of Development Review.
- (b) The exposed portion of each exterior wall surface (front, rear and sides) of any building constructed on the Property shall be similar to the other exposed portions of exterior walls of such building (exclusive of windows, doors or architectural design features), in architectural treatment and materials, 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.

4. Signage. Any detached sign located on the Property shall be a ground mounted monument-style sign, and shall not exceed eight (8) feet in height. Illuminated business sign shall be of a "backlit" type, i.e., the background of the sign shall be dark and the logos and lettering on such signs shall be illuminated from within the sign structure.

5. Parking Lot Lighting. Parking lot lighting standards shall not exceed twenty (20) 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.

6. Outdoor Speakers. No outdoor speakers shall be operated on the Property.

7. Trash Receptacle Areas. Any trash receptacle area located on the Property shall be located to the west or north of any building constructed thereon.

8. Vehicular Access. Direct vehicular access to Stillman Parkway shall be limited to use of the existing vehicular access drive along the northern boundary of the Property.

9. Sidewalk. If permitted by applicable governmental bodies, a sidewalk shall be installed in the right-of-way for Stillman Parkway, in conjunction with development of the Property.

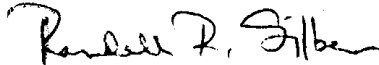
Duma & Associates, L.C.
June 28, 1996

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10. Site Plan. The Property shall be developed generally in accordance with the plan entitled "Stillman Office Building" prepared by Jordan Consulting Engineers, a copy of which is submitted herewith (see case file), unless otherwise specifically requested by the Developer and approved by the Planning Commission at the time of Plan of Development Review.

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
Feld Development Corp.