

MINI-WAREHOUSE & SELF STORAGE

PT. OF 61-A-75  
BROOKLAND DISTRICT

**C-27C-96**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

September 17, 1996

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-27C-96

Messrs. Richard H. Youngblood, Jr.,  
Richard H. Youngblood, III & Webb L. Tyler  
P. O. Box 276  
Mechanicsville, Va. 23111

Gentlemen:

The Board of Supervisors at its meeting on September 11, 1996, granted your request to conditionally rezone property from R-3 One Family Residence District to M-1C Light Industrial District (Conditional), Part of Parcel 61-A-75, described as follows:

Beginning at a point on the E. line of Ackley Avenue said point being 41.00' south of the S. line extended of Parham Road; thence from said point of beginning and continuing along the E. line extended of Ackley Avenue N. 15° 19' 32" W., 26.01' to a point; thence leaving the E. line of Ackley Avenue along a curve to the right with a radius of 15.00' and a length of 23.55' to a point on the S. line of Parham Road; thence continuing along the S. line of Parham Road N. 74° 54' 48" E., 241.86' to a point; thence N. 15° 05' 13" W., 10.00' to a point; thence N. 74° 54' 48" E., 179.50' to a point; thence along a curve to the left with a radius of 2924.79' and a length of 378.50' to a point; thence S. 22° 30' 06" E., 10.00' to a point; thence along a curve to the left with a radius of 2934.79' and a length of 773.40' to a point; thence S. 37° 36' 03" E., 10.00' to a point; thence N. 52° 23' 55" E., 174.95' to a point; thence S. 26° 15' 24" E., 331.21' to a point; thence S. 74° 59' 28" W., 1789.53' to the point and place of beginning, containing 4.877 acres of land.

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. Access Limitation. Access shall be from Parham Road only. No vehicular access shall be permitted from Ackley Avenue in the west, Oakdale Avenue in the south, or from the eastern property line.
- 2.A. Architectural Treatment - Mini-Warehouse Buildings.
  1. Visible portions of exterior wall surfaces facing Parham Road and the northeast and northwest building corners shall be reddish-brown brick and standing seam metal roofs with architectural treatments. The

buildings abutting Parham Road shall be in substantial conformance with architectural appearance of the building plan entitled Parham Road Elevation as prepared by Edward H. Winks, AIA dated August 12, 1996 attached hereto as Exhibit "A", (see case file) or as required by the Planning Commission at the time of Plan of Development review.

2. Visible portions of exterior wall surfaces along the southern property line shall be of reddish-brown brick or reddish-brown split-face block.
3. Mini-warehouse buildings shall be one-story only.

2.B. Architectural Treatment -Office/Managers Quarters

1. Building will be two-story with reddish-brown brick exterior.
2. Building to have standing seam metal roof.
3. Building height not to exceed thirty-five (35) feet measured from finished floor elevation.

3. Development Limitation. No more than 50,000 square feet of mini-warehouse storage building floor area shall be constructed on the Property.

4. Buffers.

- A. A twenty-five (25) foot buffer shall be maintained along the northern boundary of the Property adjacent to Parham Road, between buildings constructed on the Property and Parham Road. Additionally, a twenty (20) foot buffer shall be maintained between buildings developed on the Property and the southern property line. The buffers shall consist of landscaping, natural areas, or a combination thereof. Drainage and utility easements, or access to and from public and private rights-of-way and other purposes requested and specifically permitted, or required by the Planning Commission at the time of Plan of Development Review or by any other governmental body or agency, shall be permitted within the foregoing buffer area.
- B. Where permitted, areas disturbed for utility installation shall be restored to the extent reasonably practicable.
- C. The area of the property from the frontage of Ackley Avenue for a distance of six hundred fifty (650) feet eastwardly along frontage of Parham Road shall be left in a natural state. Dead plants, trees, trash and debris shall be removed.

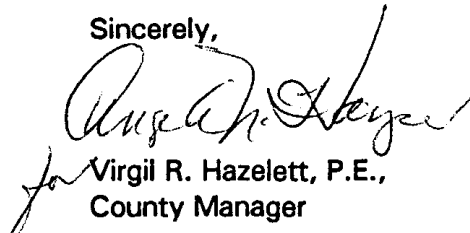
5. Flood Plain Area. Any flood plain area on the Property shall remain undisturbed, except to the extent required for drainage and utility easements, or access to and from public or private rights-of-way and other purposes requested and specifically permitted, or required by the Planning Commission at the time of Plan of Development Review or by any other governmental body or agency.
6. Mini-Warehouse Self-Storage Building. Any mini-warehouse self-storage buildings developed on the Property shall be designed so as to screen the visibility of loading and unloading activities from Parham Road and Oakdale Avenue.
- 7A. Screening Wall. A reddish-brown brick or split face block screening wall a minimum of six (6) feet in height with an additional four (4) feet of wrought iron security fencing on top of the wall shall be constructed to provide visual screening of mini-warehouse loading and unloading activity on the Property, and shall extend between the easternmost side of the mini-warehouse building abutting the twenty-five (25) foot buffer along Parham Road to the easternmost side of the mini-warehouse building abutting the southern property line.
- 7B. Security Fence. A six (6) foot high wrought iron security fence shall extend generally in an eastern direction along the twenty (20) buffer on the southern property line from the eastern rear corner of the managers quarters to the western rear corner of the warehouse buildings along the southern property line. Similarly, a six (6) foot high wrought iron security fence shall extend generally from the westernmost side of warehouse building along the twenty-five (25) foot buffer abutting Parham Road to a security gate at the main entrance to the storage facility. The wrought iron fences will provide security for the interior courtyard area of the storage facility.
8. Hours of Operation. Any mini-warehouse self-storage facility developed on the Property shall be open to lessees of the facility only between the hours of 7:00 a.m. to 9:00 p.m.
9. Use Limitations. Uses permitted on the Property shall be limited to a mini-warehouse self-storage facility. No outside storage shall be permitted on the Property. Storage of animals, toxic, or hazardous materials shall not be permitted within the Property. Additionally, no musical instruments or radios shall be played within the secured mini-warehouse self-storage compound facility.
10. Security. The warehouse facility will have a resident manager. The storage facility itself is completely enclosed with a combination of building walls, a six (6) foot brick or split block screening wall, and a six (6) foot security gate. The gate will be controlled through a computer operated device with each tenant having a specific code.

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11. Signage. A maximum of one freestanding, ground-mounted entrance sign not exceeding seventy-two (72) square feet will be constructed near the vehicular entrance along Parham Road. No signage shall be oriented toward Oakdale Avenue.
12. Lighting. All mini-warehouse lighting shall be mounted on warehouse buildings and shall be directed to the site interior.
13. Building Limitation. No building permit for a mini-warehouse self-storage facility on the property which is the subject of Zoning Case C-27C-96 (the "Property") shall be issued until such time as (a) a subdivision plat providing for the resubdivision of property adjacent to the south of the Property, consisting of a portion of the Brookland Gardens Addition subdivision, together with an adjacent 2.21 +/- acre parcel extending to the western boundary of the Rocky Branch Farms Subdivision, has been bonded and recorded in the Clark's Office of the Circuit Court of Henrico County, the roads shown on the subdivision plat cleared, and (b) at least one lot within such subdivision has been conveyed to a party which is unrelated by ownership to the entity or individuals which own the Property as such time.

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