



**ASO - AIRPORT SAFETY  
OVERLAY DISTRICT**

**130-2-1-1 & 1A**

**FAIRFIELD DISTRICT**

**OFFICE AND WAREHOUSE USES**

**C-8C-96**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

April 16, 1996

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-8C-96

Special Marketing, Inc.  
P. O. Box 308  
Mechanicsville, Va. 23111

Gentlemen:

The Board of Supervisors at its meeting on April 10, 1996, granted your request to conditionally rezone property from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcels 130-2-1-1, 130-2-1-1A , described as follows:

Beginning at a point on the north side of Creighton Road; thence N. 39° 13' 31" W., 10.34' to the true point of beginning; thence along said line 800.23' to a point; thence N. 39° 56' 54" E., 463.00' to a point; thence S. 30° 10' 59" E., 339.70' to a point; thence S. 34° 05' 01" E., 934.47' to a point; thence S. 19° 42' 01" W., 65.88' to a point; thence S. 04° 41' 29" E., 334.24'; thence S. 78° 31' 01" W., 350.29' to a point; thence S. 78° 37' 41" W., 150.52' along the right-of-way line of Creighton Road to the point of beginning. Said property being more particularly shown on a Map of a Parcel of Land lying on the N. line of Creighton Road by Resource International, Ltd., dated February 12, 1996, containing 16.21 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 24, Code of Henrico (Zoning Ordinance):

1. **Uses:** The uses of the Property shall be the uses permitted and regulated by the M-1 District. B-3 uses are excluded. All permitted industrial uses shall be conducted within an enclosed building which may be an office building or a separate freestanding building used for industrial purposes.
2. **Phasing:** Certificates of occupancy through January 1, 2001, shall not exceed the use of 13 acres of developable land. Developable land is defined as land exclusive of wetlands, buffers, land required for stormwater retention and roads dedicated for public use.
3. **Buffers:** A minimum 50-foot wide buffer area will be provided and maintained around the entire perimeter of the property with the exception of roads or utility easements that may pass through the buffer in a generally perpendicular manner. A 50-foot building setback requirement from the buffer area will also be provided along the southern property line to reduce the visual impact along Creighton Road and to promote more open space within. Where adjoining properties are rezoned to industrial use, the buffer can be reduced to 15 feet,

except the Creighton Road buffer. No building shall be constructed in the area extending from the northernmost point of the property southward on a radius of 300' so as to maximize separation from the proposed Clarendon Farms Subdivision as indicated by Exhibit A (attached) (see case file).

4. **Building Materials:** Any buildings constructed on the site will be designed and constructed of materials acceptable to the Planning Commission at the time of Plan of Development approval. Exposed exterior wall surfaces of buildings shall be similar in architectural treatment and be constructed of split block, brick, metal wall panels with a 20 year finish or an equivalent material. The front and first 100' of the sides of the building starting from the Creighton Road end of the building must be accented with brick or an architectural masonry unit acceptable to the Planning Commission at the time of Plan of Development approval. The building to be constructed as the first phase of development of the site shall be substantially the same as that illustrated by Exhibit B, attached (see case file).
5. **Signage.** Signs will be limited to one monument type sign (no pole signs), approved signs located on the building, and directional signs. The base of the monument type sign will be landscaped.
6. **Vegetation:** Inasmuch as possible, existing trees on the site will be retained with the exception of those necessary for roadways, building construction and footprints, stormwater retention, parking and storage areas, and utility easements.
7. Deleted by Board of Supervisors.
8. **Parking Lot Lighting:** 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 unless otherwise requested and specifically permitted, or if required by, the Planning Commission. Parking lot lighting shall be produced from concealed sources of light (i.e., "shoe-box" type or adjustable fixtures with positive cut-off angles). Lighting levels around the building perimeter will be provided adequate for security purposes.
9. **HVAC:** Heating and air conditioning equipment shall be screened from public view from ground level at Creighton Road.
10. All tractor and trailer parking and/or loading areas shall be screened from view from Creighton Road.
11. The use of loud speakers or other public address systems shall not be permitted outside the building.
12. All shipping and receiving operations shall cease by 10 p.m. daily and remain closed until 5 a.m. the following morning.
13. Deleted by Board of Supervisors.

Special Marketing, Inc.  
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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  
Mr. Kenneth C. Magalis