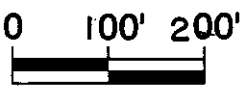


163-5-G-1,6 & 163-6-A-4

LIGHT INDUSTRIAL

VARINA DISTRICT

C-90C-96 [®]_A



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

December 18, 1996

Re: Conditional Rezoning Case C-90C-96

**P & T Associates II
324 Southport Circle, Suite 102
Virginia Beach, Virginia 23452**

Gentlemen:

The Board of Supervisors at its meeting on December 11, 1996, granted your request to conditionally rezone property from R-3 One Family Residence District to M-1C Light Industrial District (Conditional), Parcels 163-5-G-1 and 6, and 163-6-A-4.

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):

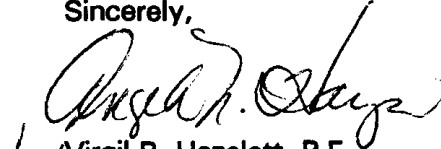
- 1. A fifty (50) foot buffer shall be provided along the northeastern property line adjacent to parcel 163-6-A-3. This buffer shall be used only for underground storm and utility lines, drainage conveyances and landscaping unless specifically requested and approved by the Planning Commission at the time of Plan of Development review.**
- 2. All proposed utility lines such as electric, telephone, CATV or other similar lines shall be installed underground. This requirement shall apply to lines serving individual sites as well as to utility lines necessary within the property.**
- 3. The exterior wall surfaces (front, rear and sides) of each individual building shall be similar in architectural treatment and materials. No portion of an exterior wall surface shall contain unfinished concrete, painted or untreated concrete masonry units, sheet or corrugated aluminum or asbestos unless specifically requested and approved by the Planning Commission at the time of Plan of Development review.**
- 4. All HVAC rooftop equipment shall be shielded so that it is screened from public view at ground level.**
- 5. Loading docks and areas, including any outside storage areas, shall be located and/or screened from view from any occupied adjacent residentially zoned property, unless otherwise requested and specifically permitted, or if**

required by, the Planning Commission at the time of Plan of Development review.

6. Within one hundred (100) feet of any residentially zoned property, parking lot lighting fixtures shall not exceed twenty (20) feet in height from grade. Parking lot lighting fixtures on the remainder of the property shall not exceed twenty-five (25) feet in height from grade. Parking lot lighting shall be produced from concealed sources of light.
7. There shall be no ingress or egress to the property from Meroyne Drive.
8. No building or any portion shall exceed the greater of two (2) stories in height or thirty-five (35) feet.
9. At least twenty-five (25) per cent of the property shall be used for permanent open space.
10. A setback of seventy-five (75) feet shall be maintained between any buildings and the existing southern boundary line of the subject property. This seventy-five (75) foot building setback shall remain as long as the property to the south of the subject site is zoned residential (R). In the event that the zoning is changed in the future to a classification other than residential (R), the building setback shall be fifty feet (50') from the southern property line.
11. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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
Engineering Design Associates