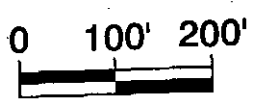


33-A-57

FAIRFIELD DISTRICT

COMMERCIAL USES

**C-40C-97**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

August 19, 1997

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-40C-97

Mrs. Juanita Haynes  
c/o Mr. Nicholas A. Spinella, Esquire  
Spinella, Owens & Shaia  
8550 Mayland Dr.  
Richmond, VA 23294-4704

Dear Mrs. Haynes:

The Board of Supervisors at its meeting on August 13, 1997, granted your request to conditionally rezone property from R-2A One Family Residence District to M-1C Light Industrial District (Conditional), Parcel ~~23~~-A-57, described as follows:

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Beginning at a point marked by a rod on the E. line of U.S. Route 1; thence running in a northerly direction along the E. line of U. S. Route 1, N. 5° 47' 19" W., 234.0' to a rod in the southern line of a dirt roadway; thence N. 75° 56' 00" E., 285.0' more or less to a rod; thence S. 5° 47' 14" E., 283.61' to a rod; thence S. 84° 12' 41" W., 291' to a rod in the eastern line of U.S. Route 1, and the point of beginning, containing 1.865 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. No building constructed on the Property shall have exposed, painted or unpainted, concrete block walls or prefabricated metal walls. The exposed portions of all such exterior wall surfaces shall be constructed of concrete block with integral color, brick, stone, split faced block with integral color, stucco, architectural precast, glass, dryvit, or other materials approved by the Planning Commission at the time of Plan of Development review.
2. All HVAC and other mechanical equipment and fixtures, whether at grade or roof mounted on the buildings or other structures, shall be screened from view a distance of 500 feet from all property lines of the subject parcel. Roof top screening may be accomplished with sufficient height of building's parapet walls or a continuous lightweight metal screening permanently attached to buildings.
3. Refuse containers, dumpster pads, compaction equipment and other equipment located at grade shall be screened from view from adjacent sites

to the Property and public rights of way. Dumpster enclosures shall be constructed of the same material as the primary material on the exterior of the closest building and shall have a solid (non-transparent) wooden gate.

4. The following uses shall be prohibited on the Property:
- a) Bag, carpet and rug cleaning facilities;
  - b) Blacksmith, welding or other metal shops;
  - c) Bottling, manufacturing, cold storage or milk processing and distribution plants;
  - d) Tire manufacturing, rebuilding or recapping plants;
  - e) Bulk storage or distribution plant for inflammable liquids (other than an automobile service station) for underground storage of not to exceed 30,000 gallons;
  - f) Permanent on-site recycling collection facility;
  - g) Animal hospital or kennel;
  - h) Exterminating establishment;
  - i) Public dance halls, except that this provision shall not prohibit a dance floor as an appurtenant part of an establishment used primarily as a restaurant and/or lounge;
  - j) Rifle or pistol range;
  - k) Sheet metal shop or roofing company;
  - l) Manufactured home sales, display and storage or sales, rental, display and storage of travel trailer, travel vans, campers and truck camper tops;
  - m) Fortuneteller, palmist, astrologist, numerologist, clairvoyant, craniologist, phrenologists, card reader, spiritual reader or similar activity;
  - n) Shell houses or display houses;
  - o) Automobile, truck, or recreational vehicle storage lot;

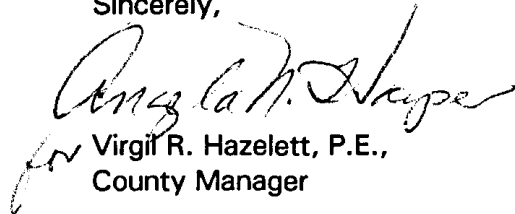
Mrs. Juanita Haynes  
c/o Mr. Nicholas A. Spinella, Esquire  
August 19, 1997  
C-40C-97

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- p) Sales, service, or installation of tires or parts for trucks exceeding 5000 pounds gross vehicle weight;
- q) Cleaning or dyeing, linen service, or laundry, furniture repairing or refinishing, cabinet or carpenter shop- plumbing, electrical and heating shop; painting shop; and other general service and repair establishments similar in character or operation to those listed in this subparagraph;
- r) Janitorial service establishment;
- s) Wholesale establishment;
- t) Automobile - truck sales;
- u) Trailer, boat, boat trailer, or bus sales, automotive body or paint shop;
- v) Temporary outdoor stand and/or sales area for the retail sale of Christmas trees, wreaths, holly and similar decorative horticultural materials;
- w) Funeral home, mortuary, and /or undertaking establishment; and
- x) Flea markets and antique auctions, indoors.
- y) Automotive filling and service stations including towing services and consisting of an attendant sales office and/or convenience food store.

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. Sonny Haynes