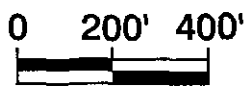


TRUCK & TRAILER PARKING (PRIVATE USE ONLY)

182-A-20  
VARINA DISTRICT

**C-76C-97**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

December 16, 1997

Virgil R. Hazelett, P.E.  
County Manager

Re: **Conditional Rezoning Case C-76C-97**

**Swift Transportation Company, Inc.**  
P. O. Box 29243  
Phoenix, AZ 85038-9243

Gentlemen:

The Board of Supervisors at its meeting on December 10, 1997, granted your request to conditionally rezone property from A-1 Agricultural District to M-2C General Industrial District (Conditional), Parcel 182-A-20, described as follows:

Beginning at a point marked by an old axle on the western line of Miller Road which point is 489' +/- south of the center line of Charles city Road; thence S. 32° 26' 34" W., 304.20' along the western line of Miller Road to a point marked by a rod; thence N. 59° 39' 44" W., 1392.09' to a point marked by a rod; thence N. 05° 33' 58" E., 390.0' to a point marked by an old pipe; thence S. 57° 49' 48" E., 1567.48' to the point and place of beginning, containing 11.132 acres all as shown on plat of survey by Engineering Design Associates, Inc., dated August 25, 1997.

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):

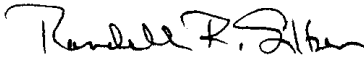
1. Property shall only be used for the parking of trucks and trailers, a fuel storage tank and dispensers. Fuel shall be dispensed only to vehicles stored on site and not to the general public.
2. Parking lot fixtures shall not exceed 30 feet in height and it shall be produced from concealed sources of light to minimize the impact of lighting on adjacent properties.
3. The Applicant/Owner agrees to dedicate additional right-of-way along Miller Road for the possible widening of Miller Road adjacent to the subject property. Said right-of-way to be incorporated in the Plan of Development for the site. If the widening of Miller Road is not completed within (15) years from the date of rezoning, then the owner or its successors in title may request the dedication to be returned to owner upon written request to the County.
4. The Applicant/Owner agrees to construct a minimum six (6) foot high masonry wall along the northern property line between the existing screen wall on the western border of the existing Swift facility to the western border of property No. 182-A-13 as shown

on the Henrico County Zoning District map. The wall will be consistent in material, design and color with the wall existing on the Swift Terminal site.

5. The Applicant/Owner agrees to develop only the property shown on the attached plan titled "Proposed Site Improvements - Swift Transportation" dated September 22, 1997, prepared by Engineering Design Associates marked "Exhibit A". The west portion of the property shall remain undisturbed as shown on the Proposed Site Improvement Plan.
6. The Applicant/Owner agrees all tractor trailers will use the new truck entrance. No tractor trailer to use new employee entrance.

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. Gary Weinberger, Esquire  
Mr. W. A. Cauthorn

