

R-4

M-1C

B-3

ROAD

M-1C

AMEND PROF. CONDITIONS

B-3

M-2C

P-6-98

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B-3

M-1

POWER

BROOK

FOUND

ROAD

M-2C

FAUVER AVE.

M-1

53-3-A-20A

AMEND PROFFERED CONDITIONS

FAIRFIELD DISTRICT

C-12C-98



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

April 14, 1998

Conditional Rezoning Case C-12C-98

Mr. Henry L. Waller  
Sprint PCS  
4101 Cox Road, Suite 301  
Glen Allen, VA. 23060

Dear Mr. Waller:

The Board of Supervisors at its meeting on April 8, 1998, granted your request to amend proffered conditions on Conditional Rezoning Case C-82C-94, being Parcel 53-3-A-20A.

The following substitute proffered conditions accepted by the Board of Supervisors, further regulate the use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance).

1. With reference to the survey/plat of the subject property prepared by Jordan Consulting Engineers dated October 20, 1994, the Property shall be developed in three phases:

A. PHASE ONE

During Phase One, Parcel A shall be utilized only for equipment display and storage subject to Commission review and approval of the P.O.D. Any equipment not considered new or like-new condition shall be screened from view from Mountain Road by a 6-8 foot high opaque wood or otherwise architecturally solid fence. A landscape strip 20' in width shall be emplaced adjacent to the ultimate right-of-way line of Mountain Road and no vehicles or equipment will be parked or displayed in said landscaped strip.

B. PHASE TWO

During Phase Two, all dwellings and/or outbuildings located on Parcel A, with the exception, at the discretion of the Developer, of the main dwelling house (1326) and brick outbuilding, shall be demolished and the debris removed.

C. PHASE THREE

During Phase Three, parcel A will be fully developed for a one-user industrial site. The following conditions will apply:

(1) No portion of the side or front of any building constructed within 100 feet of Mountain Road shall contain exposed cinderblock foundations.

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No portions of the side or front of any buildings located within 100 feet of Mountain Road shall be constructed of metal siding without the approval of the Planning Commission as part of the P.O.D. review.

- (2) The M-2 uses for the subject property shall be restricted to those uses necessary for the operation of a heavy equipment business involving the sale, leasing, assembling, disassembling, repairing, display and storing of heavy equipment, including but not limited to equipment associated with the timbering and earth moving industry.
2. Notwithstanding Condition 1 above and regardless of phasing, the subject property may be used for the construction, maintenance and operation of a communication tower and related equipment and improvements.

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 condition in the Conditional Zoning Index.

Sincerely,



Virgil R. Hazelett, P.E.,  
County Manager

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. Charles H. Rothenberg, Esquire  
S & M Equipment/Mountain Road LLC