

17.3396 Ac.

2.38 Ac.

B-3 to M-2C
3.44 AC

B-3
7
5.776 Ac.

B-2C
46
3.08 Ac.

R-5
49
9.84 Ac.

M-1C
2B
11.243 Ac.

128-A-5

FAIRFIELD DISTRICT

EQUIPMENT / STORAGE YARD

C-24-99



HENRICO COUNTY PLANNING OFFICE

CITY OF RICHMOND
COUNTY OF HENRICO

See (139-A-1)

WOODLAND
CEMETARY

M-2

M-1

B-1

M-2

M-2

M-2

M-1C

R-4

FAIRFIELD DISTRICT



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

July 20, 1999

Re: Conditional Rezoning Case C-24C-99

Carter Properties
P. O. Box 235
Mechanicsville, VA 23111

Gentlemen:

The Board of Supervisors at its meeting on July 13, 1999, granted your request to conditionally rezone property from B-3 Business District to M-2C General Industrial District (Conditional), Parcel 128-A-5, described as follows:

BEGINNING at a point on the west line of U.S. Route 360 (Mechanicsville Turnpike) said point being approximately 494 feet from the north line of Barlow Street; thence N33°43'20"W, 308.61 feet to a point; thence N72°05'40"W, 605.60 feet to a point; thence N19°52'25"E, 353.14 feet to a point; thence S53°49'35"E, 262.31 feet to a point; thence along a curve to the right with a radius of 599.14 feet and a length of 210.23 feet to a point; thence S33°43'20"E, 525.47 feet to a point on the west line of U.S. Route 360 S32°43'10"W, 38.19 along the west line of U.S. Route 360 to the POINT OF BEGINNING. Said property containing 3.44 acres more or less and belonging to Carter Properties.

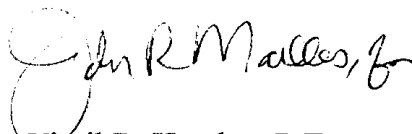
The Board of Supervisors accepted the following proffered conditions, dated June 20, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The following uses shall be prohibited:
 - a. Rifle or pistol range
 - b. Billiard parlor
 - c. Private clubs, lodges, meeting halls & fraternal organizations
 - d. Fortune tellers
 - e. Palmists & similar activities
 - f. Public dance halls
 - g. Crematory
 - h. Asphalt pavement mixing plant
 - i. Coal yard
 - j. Asbestos processing

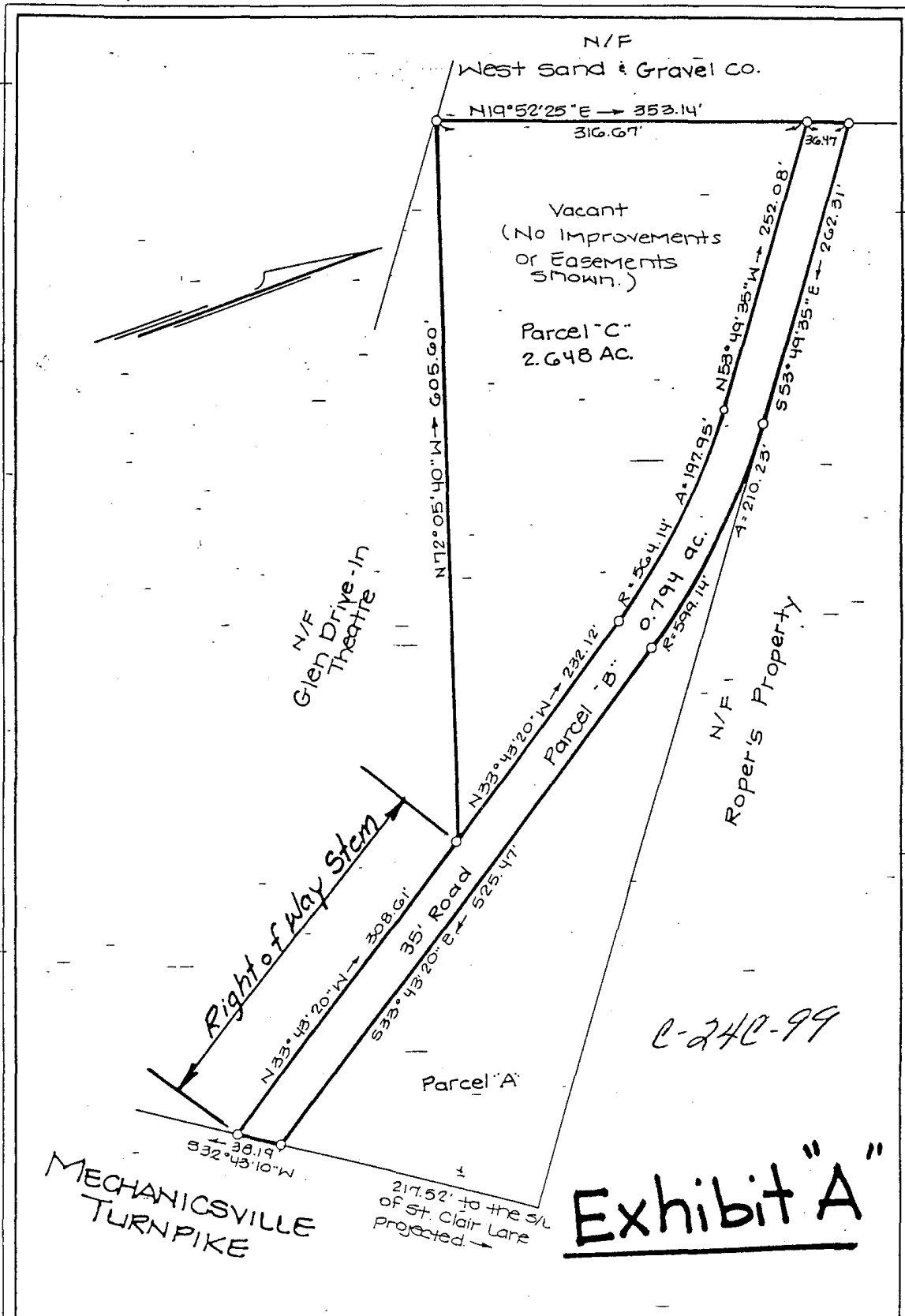
- k. Adult bookstore
 - l. Brick manufacturing plants
 - m. Concrete mixing plants
 - n. Junk storage yards
 - o. Paper or pulp manufacturing plants
2. **Buffers:** The existing natural buffer area, a minimum of forty (40) feet in width, shall remain along the southern property line with the exception of roads and utility easements that may pass through the buffer in a generally perpendicular manner (unless road, utilities or drainage facilities currently exist) and such other uses as may be permitted by the Planning Commission at the time of Plan of Development review. This proffer shall not apply to the right of way stem as shown on Exhibit "A".
3. If at the time of Plan of Development approval the property is shown with access to Glen Center Street, then property shall be developed with similar architectural elements, including the prohibition of metal buildings, and landscape character as within the Glen Industrial Center.

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,

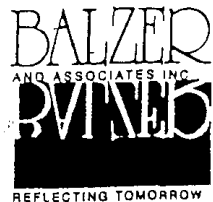

Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index



Date: 6.9.99
Scale: 1" = 100'
Job No.: H99018

COMPILED PLAT SHOWING
3.442± ACRES OF LAND
ON THE WEST SIDE OF
MECHANICSVILLE TURNPIKE
Henrico County, Virginia



• PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS •
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