


52-A-55 & 56 and pts. of 53 & 54  
 OFFICE / WAREHOUSE OR B-1 USES  
**C-65C-99**  0 200' 400'  
 FAIRFIELD DISTRICT  
 HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

August 15, 2000

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-65C-99

Mr. and Mrs. Steven Tribble  
9057 Goddin Rd.  
Ashland, VA 23005

Mr. Charles W. Sanders, Jr. &  
J. Sanders  
13491 Blanton Rd.  
Ashland, VA 23005

Dear Ladies and Gentlemen:

The Board of Supervisors at its meeting on August 8, 2000, granted your request to conditionally rezone property from B-3C Business District (Conditional) and R-4 One Family Residence District to B-3C Business District (Conditional), Parcels 52-A-55 and 56 and part of Parcels 52-A-53 and 54A, described as follows:

Beginning at a point on the W. line of Mountain Road which point is the northwest corner of the Horace T. & Fannie James tract, tax parcel 52-A-57 as described in Deed Book 928, Page 256 in the land records of Henrico County, Virginia; thence leaving said road S. 67° 00' 00" W., 253.12' to a point; thence S. 02° 12' 21" W., 101.63' to a point; thence S. 75° 34' 05" W., 33.00' to a point; thence N. 16° 35' 24" W., 326.27' to a point; thence N. 73° 42' 18" E., 296.16' to the W. line of Mountain Road; thence along said road S. 22° 34' 07" 202.62' to the point and place of beginning, containing ~~1.65~~ <sup>1.5706</sup> acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated August 1, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

- A. Part #1: From B-3C to B-3C (revised) for Parcel TM 52-A-54A as delineated in Fleet Associates Plat of September 7, 1999.
- B. Part #2: From R-4 to B-3C for Parcel TM 52-A-56.

1. **Permitted Uses:** Use of this site shall be limited to

A) Office uses and office-warehouse uses. Storage/warehouse space shall be limited to no

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more than 50% of the building area.

- B) A product display/sales area shall be allowed and not counted as Warehouse space.
- C) Any other use permitted in B-1 District, other than liquor or convenience stores, fueling stations, or free-standing fast food restaurants.

**Architecture:** All buildings on the site shall have exterior walls of at least 75% brick. Decorative masonry, synthetic stucco exterior, or a combination of these materials may be used. All buildings shall be generally similar in architectural treatment and materials with a colonial architectural style. All rooftop equipment shall be screened from public view.

2. **Landscaping:** A buffer of Leland Cyprus trees or Equal material shall be provided across the rear (western) border of the property. All landscaping will be maintained regularly in a professional manner.
3. **Building Height:** No Building shall be over two stories or exceed 35 feet in height.
4. **Lighting:** Lights illuminating off-street parking or loading areas shall be arranged and installed so that no material glare or direct light will exceed ½-foot candle encroachment onto adjacent parcels. Lighting standards shall not exceed twenty (20) feet in height.
5. **Noise:** No outside loudspeakers will be permitted on property.
6. **Outside Storage:** There Shall not be any outside storage of materials, supplies, unlicensed vehicles or equipment, except that a trash receptacle area may be permitted if it is enclosed within an area screened from view at property lines.
7. **Operating Hours:** All business to be conducted between 7:00 AM to 7:00 PM. The facility will be closed on Sundays.
8. **Hazardous Material:** No hazardous material shall be stored on site except in safety containers deemed proper by local government officials.
9. **Overhead Doors:** Overhead doors shall be screened from view from adjacent residential property.
10. **Access:** Egress and ingress to the site must be from Mountain Road
11. **Setback:** Any building must be setback at least 50 feet from Mountain Road.
12. **Buffers:** There shall be a landscaped buffer along the rear (western) property line. Beginning at the northern border and heading south, this buffer shall be at least 25' in depth for a

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distance of no more than 150'. Further south beyond this point, the buffer shall be at least 35' in depth.

These buffer depths shall not be reduced even if buffer screen alternatives are provided. A chain link vinyl-coated black or dark green fence shall also be provided along the rear (western) property line. The fence shall be east of (i.e. inside) the row of Leland cypress trees provided in proffer #2.

BMP's shall not be permitted within the buffer.

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. Donald L. Strange-Boston