

B-3C

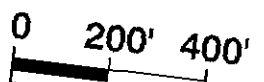
R-2A to M-1C
3.652 Acres

COMMERCIAL

C-58C-00

33-A-53 & 54

FAIRFIELD DISTRICT



30' VERTICAL EASEMENT

BROOK ROAD

ROAD

1

B-3

R-2A-C

R-2A-C

M-1

M-1C

M-1C

R-6C

R-2A

O-3C

O-3C

A-1

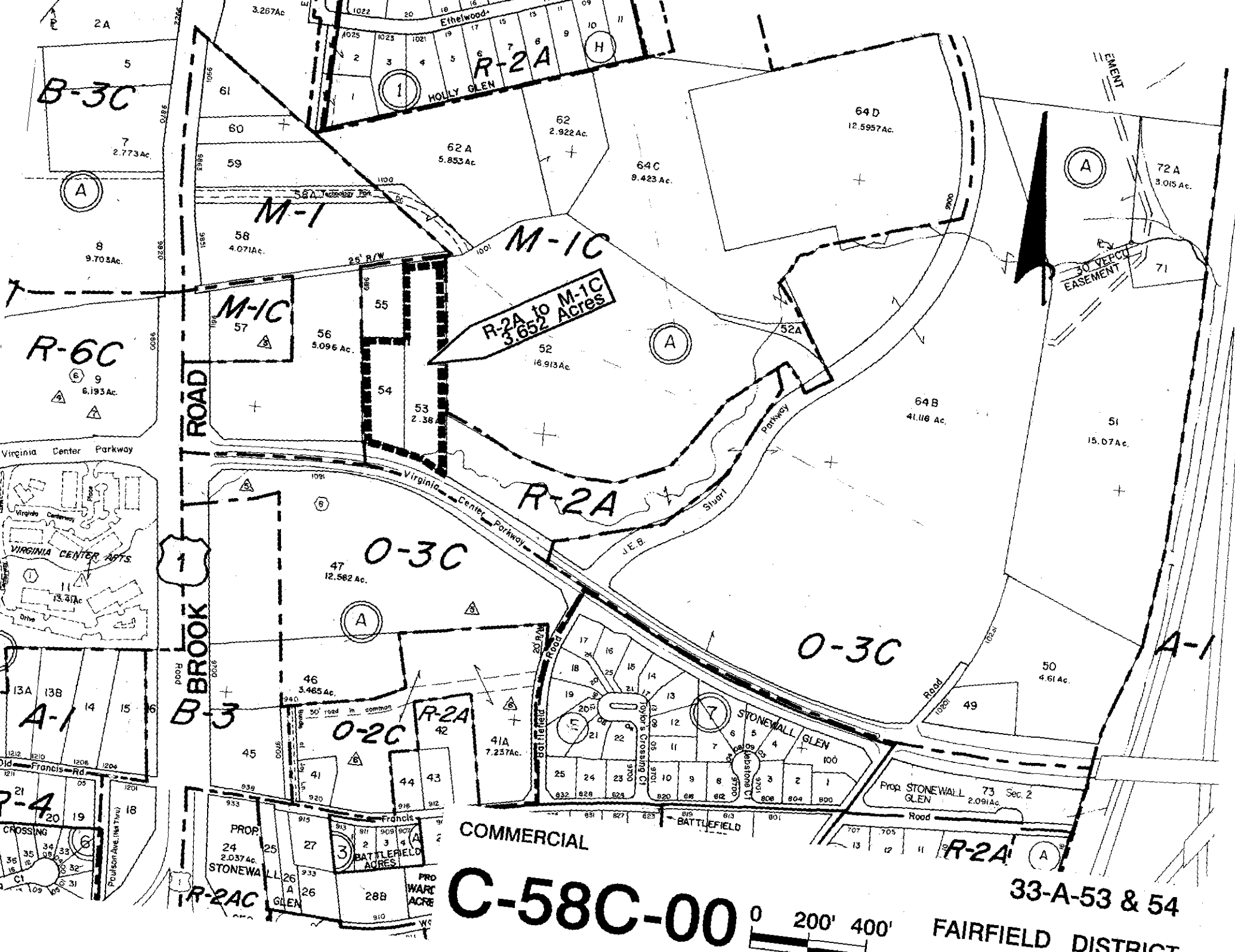
O-2C

R-2A

STONEWALL GLEN

R-2A

A-1





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 19, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-58C-00

Mr. Garry Gallagher
Edge Development, L.L.C.
1001 Boulders Pkwy., #100
Richmond, VA 23225

Dear Mr. Gallagher:

The Board of Supervisors at its meeting on December 12, 2000, granted your request to conditionally rezone property from R-2A One Family Residence District to M-1C Light Industrial District (Conditional), Parcels 33-A-53 & 54, described as follows:

Tract 1

Beginning at a point on the northern boundary of the right of way line of Virginia Center Parkway, said point being 553.15 feet east of the intersection of the western boundary of the right of way line of U.S. Route No. 1 (Brook Road) and the northern boundary of the right of way line of Virginia Center Parkway. Thence leaving the northern boundary of the right of way line of Virginia Center Parkway in a northerly direction with five (5) courses and distances: (1) N 05°49'35" W 377.09 feet to a point; (2) Thence N 88°09'08" E 144.23 feet to a point; (3) Thence N 05°49'35" W 267.23 feet to a point; (4) Thence N 75°56'00" E 145.45 feet to a point; (5) Thence S 05°49'35" E 772.73 feet to a point on the northern boundary of the right of way line of Virginia Center Parkway. Thence with the northern boundary of the right of way line of Virginia Center Parkway in a westerly direction with four (4) courses and distances: (1) N 65°16'25" W 151.80 feet to a point; (2) Thence N 84°21'45" W 13.49 feet to a point; (3) Thence N 05°49'35" W 11.13 feet to a point; (4) Thence N 85°21'09" W 146.32 feet to a point, said point being the Point and Place of Beginning for Tract 1 and containing 3.652 acres.

The Board of Supervisors accepted the following proffered conditions, dated October 12, 2000, 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 walls 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 at ground level, a distance of 500 feet from all property lines of the subject parcel. Roof top screening may be accomplished with sufficient height of building parapet walls or a continuous lightweight metal screening permanently attached to buildings.
3. Refuse Containers, dumpster pads and compaction equipment located at grade shall be screened from view from adjacent sites to the property and from public right 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 uses on the property shall be limited to those uses allowed under B-2, O-3 and O/S zoning classifications. No retail/commercial uses shall be allowed east of a line which lies 75 feet east and parallel to the east lot line of Parcel 33-A-56.
5. The following uses shall be prohibited on the Property.
 - a. Funeral home, mortuary and undertaking establishments.
 - b. Laundromat and self service dry cleaning establishments.
 - c. Commercial parking lots.
 - d. Temporary outdoor sales areas for sale of Christmas trees and the like.
 - e. Automotive filling and service station including towing services and consisting of an attendant sales office and/or convenience store.
 - f. Recycling facilities.
 - g. Grocery store or convenience food store.
 - h. Flea markets and antique auctions.
 - i. Furniture, television and home appliance repair.
 - j. Department stores.
 - k. Gun shop, sales and repair.
 - l. Lawnmower, yard and garden equipment sales and service as a primary use.
 - m. Radio and television station
 - n. Billiard parlors.
 - o. Auto parts store.
 - p. Outside public telephones.
 - q. Outside vending machines.
 - r. Distribution including warehousing.
 - s. Wholesaling including warehousing.
 - t. Warehousing.

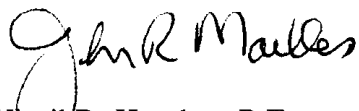
Mr. Garry Gallagher
Edge Development, L.L.C.
December 19, 2000

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6. Hours of operation shall comply with B-2 zoning district for all retail/commercial uses open to the general public. This restriction shall not apply to other allowed uses.
7. Parking lot lights shall be limited in height to 20 feet. Light sources shall be concealed in a "shoe box" type fixture.
8. Signage for the property shall comply with standards used in the B2 zoning district.
9. The area bounded by Virginia Center Parkway to the south and an existing sewer line easement, as recorded in D. B. 2790, page 351, to the north, shall be preserved as a landscape buffer. Vegetation within this buffer shall be preserved to the maximum extent possible. Perpendicular crossings for roadway, utility and signage shall be allowed. Existing easements within the buffer area shall remain intact.
10. Building heights shall not exceed 2 stories or 40 feet.
11. The property shall be bound by the STI Properties, Inc. Design Criteria.

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
STI Properties, Inc.