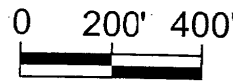


VEHICLE & BOAT STORAGE

53-A-24

C-31C-01



FAIRFIELD DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

July 20, 2001

RE: Conditional Rezoning Case C-31C-01

Mr. and Mrs. Zed Wampler, Jr.
6307 Colebrook Road
Richmond, VA 23227

Dear Mr. and Mrs. Wampler:

The Board of Supervisors at its meeting on July 10, 2001, granted your request to conditionally rezone property from A-1 Agricultural District and B-3 Business District to B-3C Business District (Conditional), Parcel 53-A-24 described as follows:

Beginning at a point on the western right-of-way line of Telegraph Road which is the southeast corner of Henrico County Tax Parcel No. 53-A-25 and the northeast corner of Henrico County Tax Parcel No. 53-A-24, said point being the True Point of Beginning; thence along the western right-of-way line of Telegraph Road S 20° 17' 42" W 238.19' to a point; thence leaving the western right-of-way line of Telegraph Road N 69°43'30" W 176.79' to a point; thence N 08° 57' 10" E 169.11' to a point; thence S 80° 58' 02" E 30.24' to a point; thence N 18° 41' 42" E 66.55' to a point; thence S 69° 42' 37" E 182.25' to the True Point of Beginning, containing 1.0395 acres.

The Board of Supervisors accepted the following proffered conditions, dated July 9, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Use Restriction. The following are the only uses which shall be permitted on the Property:
 - a. Automobile, truck or recreational vehicle storage lot for new or used cars and other vehicles, such use not to include storage or sale of junk or inoperative vehicles; and
 - b. Boats (including personal watercraft) and boat trailer storage.

2. Wall; Landscaping; Fencing.
 - a. As a portion of the security fencing for the Property, an eight (8) foot high brick wall shall be provided as follows:
 - i. Parallel to Telegraph Road (but not within any landscape areas contemplated by 2.c. below), which wall shall be setback a minimum of nineteen (19) feet from the ultimate right-of-way line of Telegraph Road;
 - ii. Twenty (20) feet in a westerly direction parallel to the southern boundary forming a continuous wall with the wall provided in 2.a.i. above; and
 - iii. The walls shall be the same brick or substantially similar to the brick used on the existing mini storage facility located on Henrico County Tax Parcel No. 53A-25.
 - b. Additional security fencing for the Property shall consist of a minimum of an eight (8) foot high board on board fence located parallel to the southern and western boundaries where adjacent to Henrico County Tax Parcel Nos. 53-A-24A and 30, except for that portion of the southern boundary occupied by the wall provided in Proffered Condition 2.a.ii) above, unless otherwise requested and specifically approved at the time of Plan of Development. No razor wire shall be permitted atop the wall or fence.
 - c. A six (6) foot wide landscape strip shall be provided parallel to the southern and western boundaries of the Property where adjacent to Henrico County Tax Parcel Nos. 53-A-24A and 30, unless otherwise requested and specifically approved at the time of Plan of Development.
3. Access. There shall be no vehicular ingress or egress to or from the Property to or from Telegraph Road.
4. Lighting. All parking lot lighting on the Property shall be produced from concealed sources of light (such as shoebox type fixtures), shall not exceed fifteen (15) feet in height above grade level and shall be reduced to no more than a security level following the close of business operations.
5. Central Trash Receptacles. Central trash receptacles, not including convenience cans, shall be screened from public view at ground level in a manner approved at the time of Plan of Development.

Mr. and Mrs. Zed Wampler
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6. Outside Speakers. No outside loud speakers shall be permitted on the Property.
7. Trash Pickup. Trash pickup from the Property shall be limited to the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday and there shall be no trash pickup on Saturday or Sunday.
8. Operating Hours. Office hours shall not commence before 8:00 a.m. or extend beyond 6:00 p.m., nor shall access to the parking areas be permitted before 7:00 a.m. or after 9:00 p.m. except in the case of bona fide emergencies.
9. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.
10. Telegraph Road Dedication. At or prior to the time of Plan of Development, fifteen (15) feet of right-of-way on the west side of existing Telegraph Road immediately adjacent to the Property shall be dedicated, free and unrestricted, to and for the benefit of Henrico County.

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
Mr. James W. Theobald