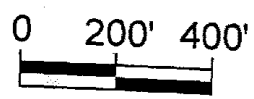


ONE -STORY OFFICE, SHOP & WAREHOUSE

**C-51C-01**



172-2-2-26

VARINA DISTRICT  
HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

October 16, 2001

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-51C-01

Mr. Allen Brock  
Lakeside Heating, A/C & Plumbing Service  
3009 W. Leigh Street  
Richmond, VA 23230

Dear Mr. Brock:

The Board of Supervisors at its meeting on October 9, 2001, granted your request to conditionally rezone property from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcel 172-2-2-26, lot 26, Garden City subdivision.


The Board of Supervisors accepted the following proffered conditions, dated October 5, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The exterior building materials and colors shall be in substantial conformity to the plan prepared by Richard P. Ballou, A.I.A. and dated September 19, 2001.
2. Best efforts shall be made to preserve the existing vegetation within all of the required transitional landscape buffers.
3. No building constructed on the property shall exceed thirty (30) feet in height.
4. Parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade of the base of the lighting standard. The lighting shall be from a concealed source and shall be reduced to minimum security levels after business hours.
5. All roof top heating and air conditioning equipment shall be screened from public view from adjacent properties and public streets.
6. All proposed utility lines such as electric, telephone, CATV or other similar uses shall be installed underground.
7. Freestanding signs shall not exceed six (6) feet in height and signage shall be limited to monolithic type signs, attached signs and directional signs.
8. All trash receptacles shall be screened with materials compatible with the proposed building.
9. Access shall be provided to the properties to the east and west of the subject property. The exact location shall be determined at the time of

- plan of development approval.
10. Dedication of right-of-way, pavement widening and installation of curb and gutter and any necessary storm sewer along Charles City Road shall be provided as required by the Department of Public Works at the time of plan of development approval.
  11. All retail uses shall be prohibited on the property.
  12. A twenty-five (25) foot landscaping strip shall be provided along the property line adjacent to Charles City Road.
  13. No outdoor storage shall be allowed on the site.
  14. The enforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of such proffer.

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  
Ms. Mary Molyneaux  
Ms. Laraine Isaac