

R-3 to M-1C
0.43 Ac.

ZONING C-52C-02

Light Manufacturing **BROOKLAND DISTRICT**

0 400 Feet

September 2002 Ref. 770-753-9193



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 19, 2002

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-52C-02

Joseph M. Coleman
5950 Springfield Road
Glen Allen, VA 23060

Dear Mr. Coleman:

The Board of Supervisors at its meeting on November 12, 2002, granted your request to conditionally rezone property from R-3 One Family Residence District to M-1C Light Industrial District (Conditional), Parcel 770-753-9193 (8503 Staples Mill Road), described as follows:

Commencing at the point of beginning a rod found 46.09' north of Heisler Avenue; thence N18°58'17"W, a distance of 70.00' to a rod; thence N18°58'13"W, a distance of 70.00' to a rod; thence N71°00'00"E, a distance of 138.61' to a rod; thence S17°23'00"E, a distance of 70.03' to a rod; thence S17°23'00"E, a distance of 70.03' to a point marked by a pipe 0.21' southwest of the corner; thence S71°00'00"W, a distance of 134.73' to the rod found at the point of beginning, containing 0.4393 acres, more or less.

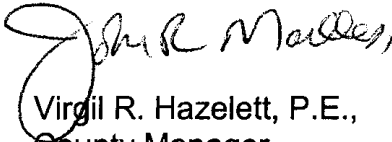
The Board of Supervisors accepted the following proffered conditions, dated October 25, 2002, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The building size will not exceed 6,000 sq. ft. and shall not exceed two stories (with an attic) in height.
2. Parking lot lightning fixtures will not exceed twenty (20) feet in height and will be from concealed sources.
3. Any detached sign shall not exceed fourteen (14) feet in height.
4. Heating and air conditioning equipment will be screened from public view at ground level.
5. Refuse containers will be screened in masonry materials except for gates. Gates shall be of an opaque material.

6. A minimum of ten (10) feet shall be maintained along Staples Mill Road as a planting/landscape area.
7. Building exterior shall be split block except for doors, windows and trim. Changes in materials may be made at the discretion of the Planning Commission at the time of P.O.D.
8. Prohibited uses: This property shall not be developed for use as:
Banks, savings and loan or small loan establishments, drive-in or otherwise. Funeral home, mortuaries or crematories, and/or undertaking. Childcare centers in accordance with Section 24-106. Radio and television broadcasting stations or towers. Buildings in excess of 45 feet in height but not exceeding eight (8) stories (110 feet in height). Automobile, truck, trailer, motorcycle, or bus sales. Automobile filling or service stations including towing service and convenience food stores. Automobile, truck, or recreational vehicle storage lot. Parking garage or commercial parking lot. Manufactured home sales, display, or storage, billiard bagatelle, video game or a bingo parlor. Flea markets or antique auctions, billboards, fortuneteller, palmist, astrologist, numerologist, massage parlors. Self- storage, bulk storage or distribution plant for inflammatory products, recycling collection facilities, dance halls, private club, lodge, meeting hall or fraternal organization. Truck stops, gun shop, sales and repair, shooting range, attention getting devices, communication towers, general hospitals, sanatoriums and charitable institutions for human care. Sexually oriented business including, but not limited to, adult video stores, restaurants with drive-through windows, hotels, motels, and motor lodges, bars which, for purposes of this restrictions, shall mean a business establishment whose primary business is the sale of alcoholic beverages for on-premises consumption. This restriction shall not prohibit the sale of alcoholic beverages in restaurants as licensed by the Virginia Department of Alcoholic Beverage Control.

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,


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

pc: Director, Real Estate Assessment
Conditional Zoning Index
Don Blake