

A-1 to M-1C  
3.992 Acres



December 2002

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulations

**ZONING C-77C-02**  
WAREHOUSES  
Varina District

Ref. 817-708-5106





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

February 4, 2003

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-77C-02

Gary L. Price  
9500 Osborne Turnpike  
Richmond, VA 23231

Dear Mr. Price:

The Board of Supervisors at its meeting on January 28, 2003, granted your request to conditionally rezone property from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcels 817-708-5106, 817-707-5693, 817-707-6299, 817-707-6693, and 817-707-7588, described as follows:

Beginning at a point in the southerly line of Charles City Road, said point being the northeasterly corner of Lot 1 of the Division of L. Aigners Estate and the northwesterly corner of lands N/F of Swift Transportation Co., running thence southerly S32°30'00"W 466.50' to a point, said point being the southeasterly corner of said Lot 1 and a corner of lands of said Swift Transportation Co., running thence westerly along the southerly line of Lots 1, 2, 3 and 4 of the Division of L. Aigners Estate N57°30'00"W 372.75' to a point, said point being the southwesterly corner of Lot 4 and the southeasterly corner of Lot 5 of said division, running thence northerly N32°30'00"E 466.50' to a point, said point being in the southerly line of Charles City Road and being the northwesterly corner of Lot 4, running thence easterly along the southerly line of Charles City Road S57°30'00"E 372.75' to the point or place of beginning, containing 3.992 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated December 6, 2002, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

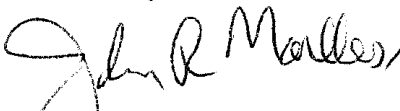
1. Uses: Uses shall be limited to those uses first permitted in the M-1 district and shall not allow those uses requiring provisional use permits.
2. Building Height: No building or structure on the property shall be the greater than thirty (30) feet in height.
3. Parking Lot Lighting: Parking lot lighting fixtures shall not exceed twenty-five (25) feet in height as measured from the grade of the base of the lighting standard. Lighting shall be from a concealed source (shoebox) fixtures and lighting shall be

reduced to the minimum lighting necessary for security purposes after business hours.

4. Signage: Signs will be limited to monolithic type signs not to exceed six (6) feet in height, approved attached signs and directional signs.
5. Exterior Materials: The exterior building material will be built in substantial conformance with the plans prepared by Engineering Design Associates. Changes in the materials may be made at the discretion of the Planning Commission at the time of Plan of Development approval.
6. HVAC: Heating and air conditioning equipment shall be screened from public view from ground level at Charles City Road.
7. Landscaping: A thirty-five (35) foot landscape strip shall be maintained along the Charles City Road frontage.
8. Existing Structures: The existing structures shall not be used for any commercial or industrial uses.
9. Outside Storage: No outside storage shall be allowed.

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

pc: Director, Real Estate Assessment  
Conditional Zoning Index  
Terry W. Price  
County of Henrico  
Laraine Isaac and/or Robert F. Nelson