

R-6C to R-2C  
5.84 Ac.



May 2003

**ZONING**  
CHURCH and  
PARSONAGE

Ref. 788-758-9933

**® C-22C-03**

**Fairfield District**

0 400 Feet



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

July 15, 2003

Virgil R. Hazelett, P.E.  
County Manager

Mr. Jay Hulseley  
First Mennonite Church  
2350 Staples Mill Road  
Richmond, VA 23230

Re: Conditional Rezoning Case C-22C-03

Dear Mr. Hulseley:

The Board of Supervisors at its meeting on July 8, 2003, granted your request to conditionally rezone property from R-6C General Residence District (Conditional) to R-2C One Family Residence District (Conditional), Parcel 788-758-9933, described as follows:

Beginning at a found stone on the eastern right-of-way line of St. Charles Road at the southwest corner of Parcel 788-758-9933 and the northwest corner of Parcel 788-757-8295; thence N17°51'54"W 324.05' to a found stone; thence N16°50'00"E 89.47' to a found stone on the southern right-of-way line of Parham Road; thence along the southern right-of-way line of Parham Road along a curve to the right having a radius of 3779.72' for a length of 147.47' to a found stone; thence N59°00'06"E 394.72' to an iron rod found; thence leaving the southern right-of-way line of Parham Road S30°59'54"E 431.62' to an iron rod found on the northerly line of Lot 11, Block J, Section C, Wildwood; thence with the northerly line of Lots 11, 8 through 1, Block J, Section C, Wildwood S63°37'33"W 194.66' to a point; thence S63°23'06"W 489.60' to the point of beginning, containing 5.9085 acres.

The Board of Supervisors accepted the following proffered conditions, dated July 8, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):



1. **Uses.** The property shall be used for a church and church related activities. These could include, but are not limited to, a future parsonage and day care program.
2. **Site Plan.** Development of the property shall be in substantial conformance with attached drawings labeled First Mennonite Church Conceptual Elevations, West and North, and First Mennonite Church Schematic Site Plan, (by Eric Hepler dated 05-17-03) (see case file) unless otherwise requested and specifically approved at the time of the Plan of Development by the Planning Commission.

3. **Building materials.** The exposed portion of each exterior wall shall be similar to other walls of such buildings in architectural treatment and materials. All buildings shall have exposed exterior walls of brick, stone, wood, exterior insulating finishing systems, cementitious or hardboard siding or a combination of the foregoing. No wall shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum or metal. See attached drawing labeled West and North elevations (see case file).
4. **Buffer.** A natural or landscaped buffer area a minimum of fifty feet in width shall be provided adjacent to the Southern boundary of the property. In addition, as many trees as possible shall be maintained on the site to preserve the wooded setting. The church shall be allowed to remove dead or diseased trees. No building on the property shall be constructed within fifty feet of the Southern boundary of the property.
5. **Trash removal.** Trash pick up from the property shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 7:00 p.m. on Saturday. There shall be no trash pick up or parking lot cleaning on Sunday.
6. **Lighting.** Outdoor lighting fixtures shall not exceed fifteen feet in height. Lighting shall be produced from concealed sources, or "shoebox" style fixtures and shall be directed in a way to minimize glare on public roads and property lines.
7. **Central trash receptacles.** Central trash receptacles, not including convenience cans, shall be screened from view at ground level in a manner approved at the time of Plan of Development.
8. **Mechanical equipment.** Mechanical equipment shall be screened from view at ground level at the property lines in a manner approved at the Plan of Development.
9. **Gravel prohibited.** Parking areas, roads and other access drives shall be paved. Gravel shall not be used as primary landscaping material.
10. **Outside activities.** Church sponsored activities occurring outside shall be restricted to the hours of 8:00 a.m. to 9:00 p.m. This shall not prevent an outdoor service at sunrise on Easter. No outside public address or outside loud speaker system will be installed.

Mr. Jay Hulse  
First Mennonite Church  
July 15, 2003  
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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,

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

pc: Mr. Robert B. Ball, Sr.  
Director, Real Estate Assessment  
Conditional Zoning Index