

M-2 & M-2C to M-2C  
31.19 Acres

**ZONING C-35C-03**  
TRUCK TERMINAL (R)A Varina District

Ref. 818-707-0077

0 400 Feet



July 2003

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



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

October 21, 2003

Mr. Gary Weinberger  
2200 S. 75<sup>th</sup> Avenue  
Phoenix, AZ 85043

Re: Conditional Rezoning Case C-35C-03

Dear Mr. Weinberger:

The Board of Supervisors at its meeting on October 14, 2003, granted your request to conditionally rezone property from M-2 General Industrial District and M-2C General Industrial District (Conditional) to M-2C General Industrial District (Conditional), Parcels 818-707-0077, 818-707-3268 and 818-707-1322, described as follows:

**TAX MAP NUMBER: 818-707-0077, PARCEL 1**

Beginning at a point at the intersection of the south line of Charles City Road and the west line of Miller Road; thence continuing along the west line of Miller Road, S28°43'36"W 466.50' to a point; thence departing the west line of Miller Road, N61°32'45"W 466.50' to a point; thence N28°43'36"E 466.50' to a point along the south line of Charles City Road; thence continuing along the south line of Charles City Road S61°32'45"E 466.50' to the point of beginning, containing 4.996 acres.

**TAX MAP NUMBER: 817-707-3268, PARCEL 2**

Beginning at a point located along the west line of Miller Road being 466.50' from the intersection of the south line of Charles City Road and the west line of Miller Road; thence continuing along the west line of Miller Road S28°43'36"W 304.20' to a point; thence departing the west line of Miller Road, N63°22'42"W 1392.09' to a point along the east line of Laburnum Avenue; thence continuing along the east line of Laburnum Avenue, N01°51'00"E 390' to a point; thence departing the east line of Laburnum Avenue, S61°32'45"E 1567.48' to the point of beginning, containing 11.132 acres.

**TAX MAP NUMBER: 817-707-1322, PARCEL 3**

Beginning at a point located along the west line of Miller Road being 770.70' from the intersection of the south line of Charles City Road and the west line of Miller Road; thence continuing along the west line of Miller Road, S28°43'36"W 375.43' to a point; thence departing the west line of Miller Road, N77°59'48"W 1111.68' to a point along the east line of Laburnum Avenue; thence continuing along the east line of Laburnum

Avenue, N01°51'00"E 722.20' to a point; thence departing the east line of Laburnum Avenue, S63°22'42"E 1392.09' to the point of beginning, containing 15.066 acres.

The Board of Supervisors accepted the following proffered condition, dated October 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 trucking terminal, including the parking of trucks and trailers, a maintenance shop, and diesel fuel storage tanks and dispensers.
  - a. Fuel shall not be sold or dispensed to the general public.
2. **SITE PLAN:** The property shall be developed in substantial conformance with the attached plans entitled Swift Transportation Trailer Parking Addition dated June 6, 2003 and Swift Transportation Building Addition dated September 5, 2003 both prepared by Balzer and Associates (see case file) unless alternative plans are requested by the owner and approved by the Planning Commission at the time of Plan and Development review and approval.
  - a. The site shall be designed to allow sufficient area for parking, "stacking," and turning movements, and the owner shall use best efforts to reduce the impacts of the truck traffic on public rights-of-way.
  - b. No trucks or trailers shall be stored or parked on any public right-of-way.
3. **RIGHT-OF-WAY:** The property owner/developer agrees to dedicate right-of-way along Charles City Road and Miller Roads as requested by the Director of Public Works or the Director of Planning.
  - a. There shall be no more than three points of access onto Miller Road.
4. **BUFFERS:** Landscaped or natural buffer areas, as indicated below, regulated by provisions for Transitional Buffers, will be provided and maintained around the perimeter of Parcels 818-707-0077, 817-707-3268 and 817-707-1322 except to the extent necessary for entrance drives, utility easements, drainage easements, or other purposes required or permitted by the Planning Commission, or the Director of Public Works:
  - a. Transitional Buffer 50 along the western property line adjacent to Laburnum Avenue.
  - b. Transitional Buffer 25 along the western property line adjacent to Parcel 817-707-7588.

- c. Transitional Buffer 35 along the northern property adjacent to Parcels 817-708-5106, 817-707-5693, 817-707-6693 and 817-707-7588; 816-708-9138; 817-708-0630, 817-708-2321, 807-708-3912
- d. Transitional Buffer 10 along Miller Road.
- e. Transitional Buffer 10 along the southern property line adjacent to the CSX railroad tracks for a distance of a minimum of 100 ft. from the west R-O-W line of Miller Road.

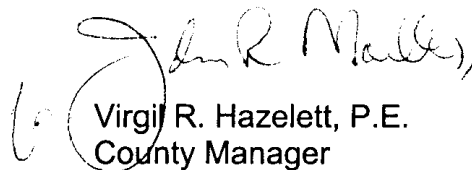
Where possible, permitted uses within the buffer areas shall extend generally perpendicular to the buffer area, and where permitted, areas disturbed for utility installations shall be restored to the extent reasonably practical.

- a. No stormwater management facility shall be located within a required buffer.
5. **WALLS:** The applicant/owner agrees to construct and maintain the following six (6) foot high masonry walls which will be consistent in materials, design and color;
- a. Within the buffer area along the western property line adjacent to Parcel 817-707-7558.
  - b. Along the northern property line adjacent to Parcels 817-707-5106, 817-707-5693, 817-707-6693 and 817-707-7588.
6. **LIGHTING:** Parking lot lighting fixtures shall not exceed 30 feet in height and shall emit light from concealed sources ("shoebox type fixtures"). Lighting shall be designed to minimize glare and impact of lighting on public roads and adjacent properties.
7. **BUILDINGS:** Buildings shall adhere to the following:
- a. No building or structure shall exceed thirty (30) feet in height as measured from the grade immediately adjacent to the building;
  - b. No building shall be covered with or have exposed to view, any painted or unfinished concrete block;
  - c. The elevation of any building facing north towards Charles City Road will be masonry to match the existing masonry and any variation shall be approved by the Planning Commission.

8. **DUMPSTER SCREENING:** Dumpsters and trash receptacles shall be screened from public view at ground level at the property lines in a manner approved at the time of Planning of Development review.
9. **HVAC EQUIPMENT:** Heating, ventilation, and air conditioning (HVAC) equipment shall be screened from public view at ground level at the property lines in a manner approved at the time of Plan of Development review.
10. **SIGNAGE:** Detached signs shall be ground mounted, monument type and shall not exceed ten (10) feet in height.
11. **BARBED WIRE:** No barbed wire shall be used on fences or buildings.
12. **USE OF GRAVEL:** Graveled surfaces for parking areas, roads and other access drives shall not be permitted. Gravel shall not be used as a primary landscaping material.

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: Swift Transportation  
Director, Real Estate Assessment  
Conditional Zoning Index