

**M-1 to M-2C
6.438 Ac.**

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

REZ2023-00005

Zoning

Add Outside Storage

Varina District

400

Scale: 0 to 400 Feet

PS January 2023 Ref: 815-711-9946



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulikas
County Manager

April 18, 2023

4731 East, LLC
2800 Patterson Avenue, Ste. 200
Richmond, VA 23226

Re: Rezoning Case REZ2023-00005

Dear Mr. Kinter:

The Board of Supervisors at its meeting on April 11, 2023, approved your request to conditionally rezone from M-1 Light Industrial District to M-2C General Industrial District (Conditional) Parcel 815-711-9946 containing 6.436 acres located on the south line of Eubank Road, approximately 345' west of S. Laburnum Avenue, described as follows:

Parcel 1

Beginning at the true point of beginning (marked P.O.B. 1) on the south line of Eubank Road, said point being 333.50' west of the intersection of the south line of Eubank Road and the west line of Laburnum Avenue extended; thence leaving the south line of Eubank Road S 1°36'35" E, 657.92' to a point; thence S 86°06'49" W, 318.79' to a point; thence S 3°46'15" E, 2.60' to a point; thence S 85°42'19" W, 18.33' to a point; thence along a curve to the left having a radius of 445.00', a length of 162.09', a chord bearing N 30°41'19" W, and a chord of 161.20' to a point; thence along a curve to the left having a radius of 424.26', a length of 174.69', a chord bearing N 44°47'08" W, and a chord of 173.46' to a point; thence N 27°03'35" E, 463.49' to a point of the south line of Eubank Road; thence along the south line of Eubank Road N 88°23'25" E, 311.42' to the true point of beginning (marked P.O.B. 1) containing 6.425 acres of land.

Overlap Parcel

Beginning at a point on the south line of Eubank Road, said point being 333.50' west of the intersection of the south line of Eubank Road and west line of Laburnum Avenue extended; thence leaving the south line of Eubank Road S 1°36'35" E, 657.92' to the true point of beginning (marked P.O.B. 2); thence S 1°36'35" E, 0.33' to a point; thence S 85°42'19" W, 318.79' to a point; thence N 3°46'15" W, 2.60' to a point; thence N 86°06'49" E, 318.79' to the true point of beginning (marked P.O.B. 2). Containing 0.011 acre of land.

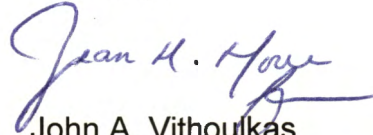
The Board of Supervisors accepted the following proffered conditions, dated February 17, 2023, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Building.** Any future additions or buildings to be constructed on the Property shall be architecturally compatible and have similar materials as the existing building on the Property.
2. **Access.** There shall be no more than one point of access on Eubank Road for the Property.
3. **Utilities.** Except for junction boxes, meters and existing overhead utility lines, all new utility lines, such as electric, telephone, internet or other similar lines, shall be installed underground.
4. **Prohibited Uses.** The following uses shall be prohibited:
 - a. Extractive industry uses;
 - b. Solid waste transfer station; and
 - c. Correctional facility.
5. **Inoperable Vehicles.** No inoperable vehicles shall be stored or parked outside unless all liquid is removed from the vehicle, or the lot is paved.
6. **Plantings.** A row of evergreen trees (such as Green Giant Arborvitae or Leyland Cypress) planted at a minimum height of six (6) feet no further apart than an average of fifteen feet on center, with credit for existing trees along the boundary of the Property, shall be planted along the eastern and southeastern boundaries of Property, unless otherwise approved at the time of landscape plan review.
7. **Plan of Development.** At the time of Plan of Development review for the Property, the specific use anticipated for those improvements to be made shall be provided to the County.
8. **Severance.** The unenforceability, 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 any such proffer.

4731 East, LLC
April 18, 2023
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The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoukas
County Manager

pc: Andrew M. Condlin
Director, Real Estate Assessment