

B-3 and A-1
to M-1C
5.814 Ac.

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

REZ2023-00016
2026 Land Use Plan
 Mini-Warehouse/Office
 Varina District

400 Feet

PS April 2023 Ref: 846-712-3955



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukias
County Manager

December 19, 2023

BMR Investments 4 LLC
c/o Bart Ricks
8920 Pocahontas Trail
Providence Forge, VA 23140

Re: Rezoning Case REZ2023-00016

Dear Mr. Ricks:

The Board of Supervisors at its meeting on December 12, 2023, approved your request to conditionally rezone from B-3 Business District and A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcel 846-712-3955 containing 5.814 acres located on the north line of Old Williamsburg Road approximately 100' west of its intersection with Antioch Church Road, described as follows:

Beginning at a point on the southern line of Old Williamsburg Road and about 0.10 mile north of east Williamsburg Road; thence along Old Williamsburg Road N 57°55'45" W 301.55' to a point; thence leaving said road N 41°08'48" E 1,030.73' to a point along the southern line of Interstate 64; thence along Interstate 64 S 64°56'13" E 30.19' to a point; thence S 81°20'48" E 171.93' to a point; thence leaving Interstate 64 S 34°38'00" W 1,090.93' to the point and place of beginning. Being 5.814 acres +/-.

The Board of Supervisors accepted the following amended proffered conditions, dated November 9, 2023, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Use Restrictions.**

a. Only the following principal uses will be allowed on the property:

1. Mini-storage warehouse
2. Self-service storage facility
3. Uses in the Public, Civic, and Institutional classification in Table 4205 of the Zoning Ordinance
4. Uses in the Eating Establishments, Offices, and Retail Sales and Services use categories in Table 42 D5 of the Zoning Ordinance.

b. Any combination of mini-storage warehouse or self-service storage facility on the property will be limited to 65,000 square feet of floor area for the principal use and 2,500 square feet of floor area for accessory uses.

2. **Facade.** The exposed portions of all exterior wall surfaces of the office building must be predominantly of masonry veneer and metal roofing except to the extent that other architectural materials are used for trim or architectural decorations. Each of the storage buildings will be predominantly of metal siding and roofing except to the extent that other architectural materials are used for trim or architectural decorations. The style and colors should be consistent with the buildings shown in the Conceptual Elevations for East End Mini Storage, dated October 18, 2022, and last revised on November 6, 2023. A copy of which is attached hereto as Exhibits A-1, A-2, A-3, A-4, A-5 and A-6 (see case file), subject to such changes as may be approved at the time of Plan of Development review.
3. **HVAC.** All roof mounted mechanical equipment will be screened, and screening materials must be compatible with the architectural style of the building. All ground mounted mechanical equipment will be screened, with an opaque material, from public view.
4. **Buffers and Landscaped Areas.** A thirty-four (34) foot wide landscaped area (planted equal to the requirements of the Transitional Buffer 50) will be maintained along the eastern, northern, and western property lines. A combination of an eight (8) foot high masonry wall and eight (8) foot high vinyl privacy fence will be provided within the buffer.

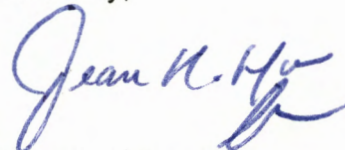
The clearing and disturbance within the aforesaid buffer and landscaped areas should be minimized and limited as to provide the extent of the necessity for or allowance for utility easements, grading, drainage, signage and access driveways and other purposes requested and specifically permitted, or if required at time of Plan of Development review. Any new utility easements or use permitted within the aforesaid landscaped areas should be extended generally perpendicular to the landscaped areas unless otherwise requested and specifically permitted or if required at the time of Plan of Development review and, where permitted, areas disturbed for utility installation should be replanted to the extent reasonably practicable.
5. **Central Trash Receptacles.** Central trash receptacles not including convenience cans will be screened from public view at ground level.
6. **Building Height.** No building constructed on the Property will exceed eighteen (18) feet in height exclusive of architectural design features on any building.
7. **Layout Plan.** The Property should be developed in substantial conformance with the plan titled Conceptual Site Plan, dated October 18, 2022, and revised May 31, 2023, by Engineering Design Associates, a copy of which is attached hereto, as Exhibit B, (see case file) subject, however, to such traffic and engineering changes as may be approved at the time of Plan of Development review.

8. **Site Lighting.** Lights illuminating off-street parking or loading areas should be arranged and installed so that no material glare or direct light will spill over onto adjacent parcels. Lighting standards must be mounted on a concrete base and must be of directional type capable of shielding the light source from direct view.
9. **Signage.** Any freestanding sign will be monumental in style with base materials consistent with the buildings on the property and not exceed ten (10) feet in height, and if lighted, must be internally lit so that there are no freestanding spotlights or any type of individual lighting structure. The sign message, if illuminated, must be illuminated from within the sign structure. The only signage permitted on the Property should be the aforementioned freestanding sign(s) and the attached signage on the building directional signs, all to the extent allowed by the zoning ordinance.
10. **Storage.** All outside storage must be located within an enclosed area, exclusive of buffers, which conforms to the distance requirements of the use from other districts. The area will be enclosed and screened by a continuous opaque masonry or concrete wall of approved design and materials or fence of approved design and not less than seven feet in height.
11. **Loudspeakers.** No outside pagers or loudspeakers will be permitted on the Property.
12. **Hours of Construction.** The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, will be between 7:00 a.m. and 7:00 p.m., Monday through Friday, and 7:30 a.m. and 5:00 p.m. on Saturday, except in emergencies or where unusual circumstances require extending specific hours in order to complete work such as concrete pours or utility connections. Signs, in both English and Spanish, stating the above referenced provisions must be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon.
13. **Historical Findings.** The developer agrees to consult with Henrico County Parks and Recreation on any historical findings as development progresses. If historical findings are discovered by the developer, Parks and Recreation shall be given an appropriate time of not less than one week to view such findings.
14. **Hours of Operation.** The hours of operation for all uses of the property will be between 7:00 am and 7:00 pm daily.
15. **Trash Pickup, Parking Lot Cleaning, Leaf Blowing.** Trash pickup, parking lot cleaning and leaf blowing on the property will be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday.

16. **Severance.** The unenforceability, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, will not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.
17. **Best Management Practice.** Any permanently wet above-ground Best Management Practice structure must include an aeration feature to move water within such structure.
18. **Underground Utility Lines.** All utility lines on the Property will be underground, except for existing utilities, junction boxes, meters, utility lines in wetland areas and utility lines required to be above ground by the utility company.

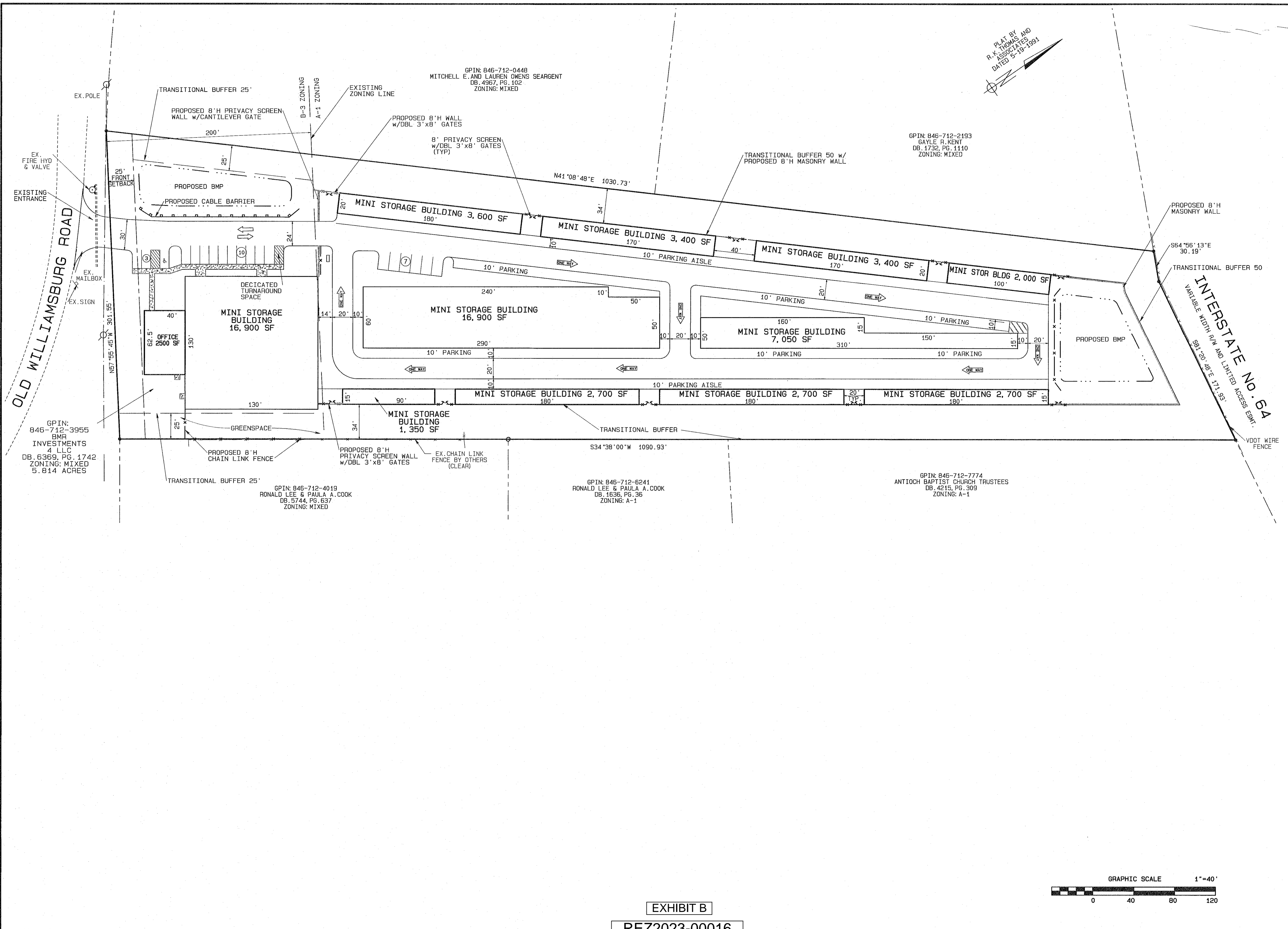
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoukas
County Manager

pc: Engineering Design Associates
c/o Randy Hooker
Director, Real Estate Assessment



PLAT BY
R. K. THOMAS AND
ASSOCIATES
DATED 5-19-1991

GPIN: 846-712-0448
MITCHELL E. AND LAUREN OWENS SEARGENT
DB. 4967, PG. 102
ZONING: MIXED

GPIN: 846-712-2193
GAYLE R. KENT
DB. 1732, PG. 1110
ZONING: MIXED

GPIN:
846-712-3955
BMR
INVESTMENTS
4 LLC
DB. 6369, PG. 1742
ZONING: MIXED
5.814 ACRES

GPIN: 846-712-4019
RONALD LEE & PAULA A. COOK
DB. 5744, PG. 637
ZONING: MIXED

GPIN: 846-712-6241
RONALD LEE & PAULA A. COOK
DB. 1636, PG. 35
ZONING: A-1

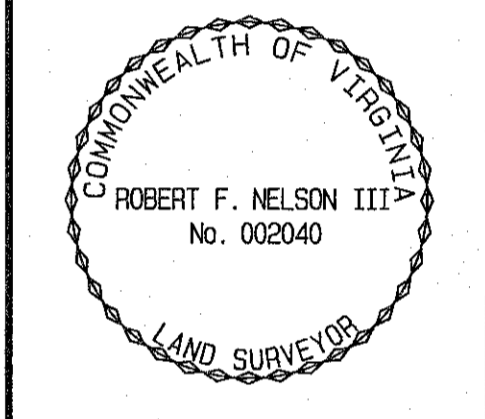
GPIN: 846-712-7774
ANTIOCH BAPTIST CHURCH TRUSTEES
DB. 4215, PG. 309
ZONING: A-1

EDA

ENGINEERING DESIGN ASSOCIATES

5625 LABURNUM AVENUE
RICHMOND, VIRGINIA 23231
PHONE: 804-236-0190
FAX: 804-236-0194

PO BOX 515
WICOMICO CHURCH 22579
PHONE: 804-580-2227
FAX: 804-580-3334



REVISION:	NO.	DATE:	DESCRIPTION:
	1	05/31/23	PER COUNTY COMMENTS

MINI STORAGE FACILITY
VARINA DISTRICT, HENRICO COUNTY, VA.

CONCEPTUAL LAYOUT PLAN

DESIGNED BY: RFN . DRAWN BY: CIA . CHECKED BY: RFN
SCALE: AS NOTED . DATE: AUG. . 2022 . PROJECT NO: 2022144

DRAWING NO:
1 9 1

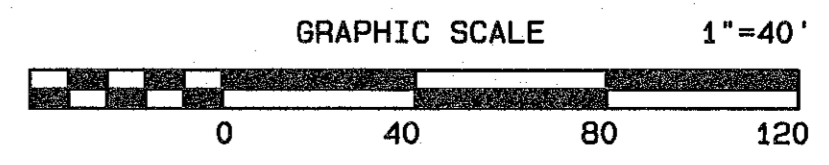
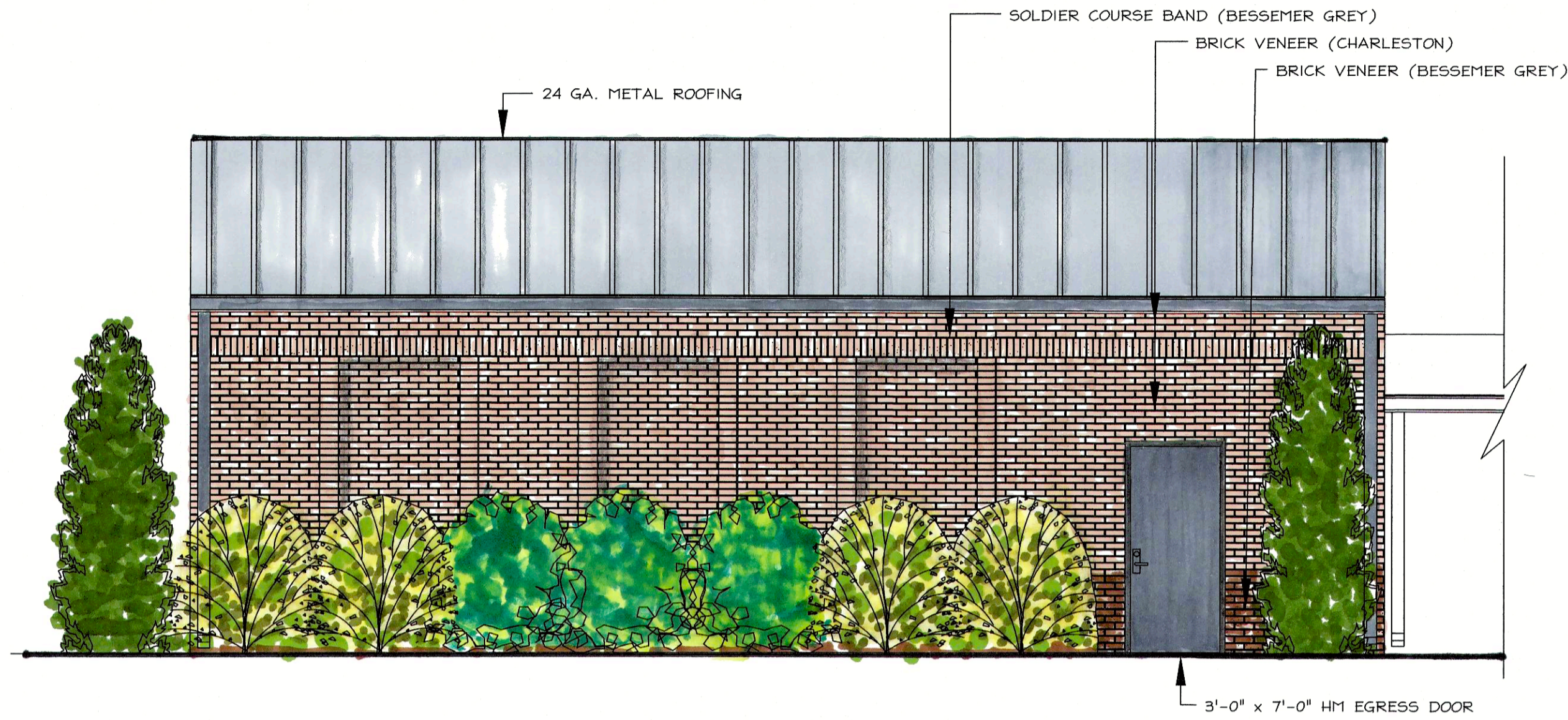


EXHIBIT B
REZ2023-00016



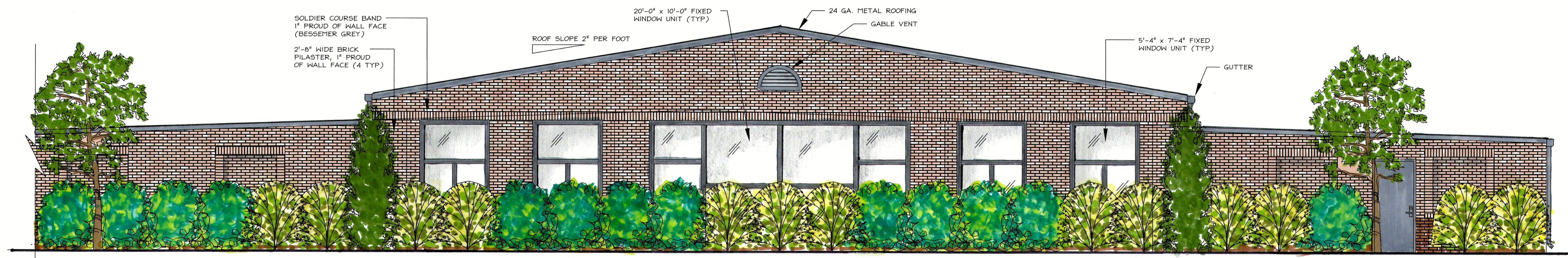
EAST ELEVATION

SCALE: 1/4" = 1'-0"



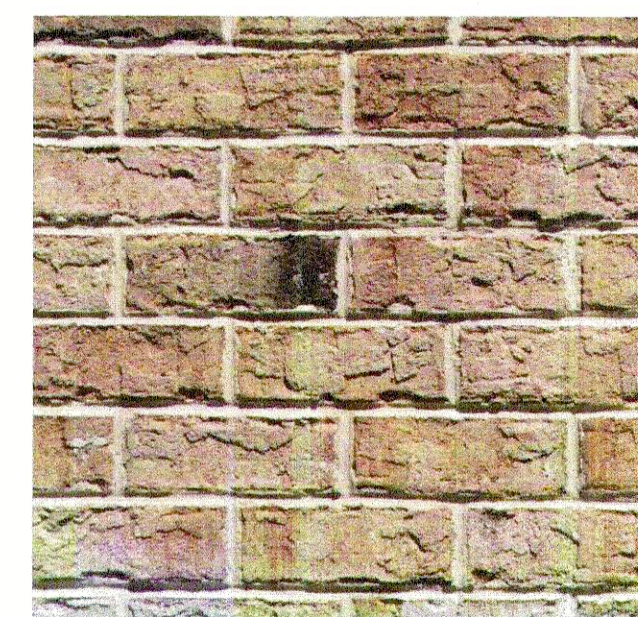
WEST ELEVATION

SCALE: 1/4" = 1'-0"

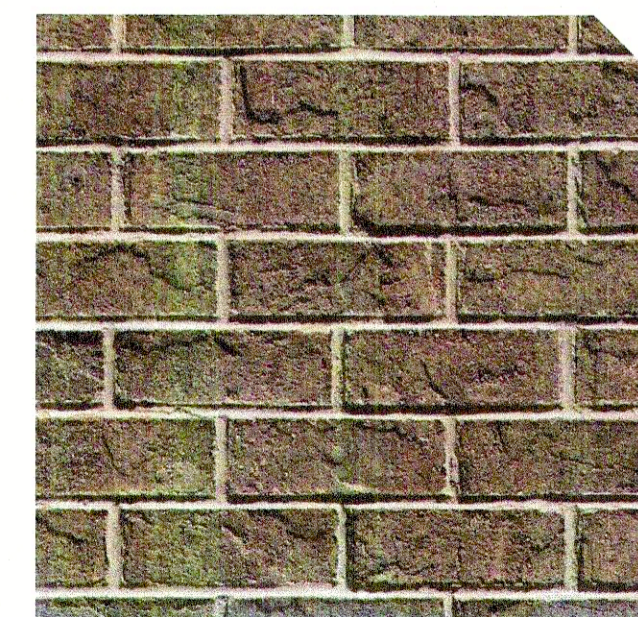


SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



Charleston



Bessemer Grey



CHARCOAL GRAY*



TRUE BLACK

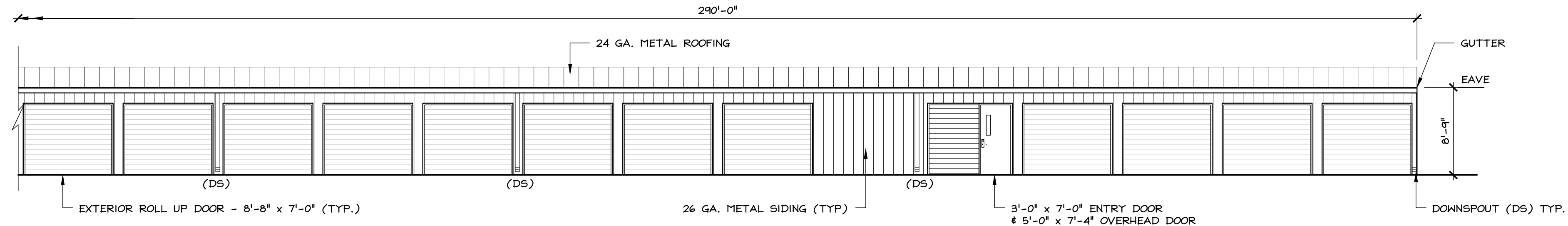
FINISH LEGEND

- BRICK VENEER (BESSEMER GREY)
- BRICK VENEER (CHARLESTON)
- METAL SIDING (GREY)
- METAL ROOFING (GALVALUME)
- TRIM (BLACK)

EXHIBIT A-1

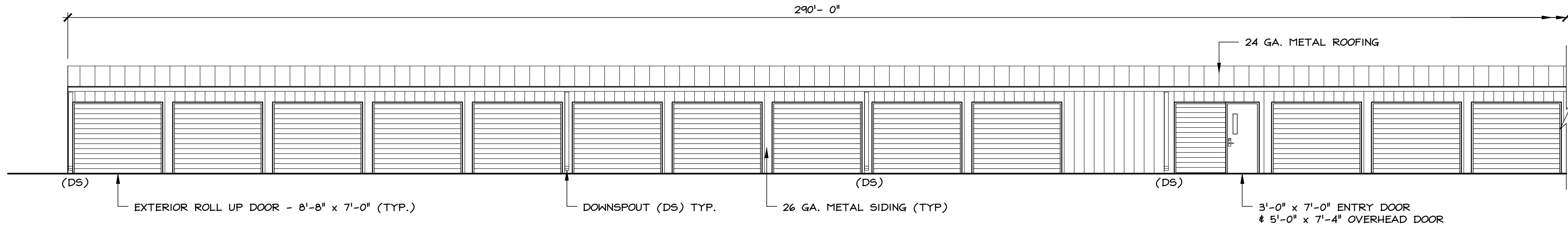
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REVISION NO.	DATE	DESCRIPTION
1	11/06/23	PER COUNTY COMMENTS



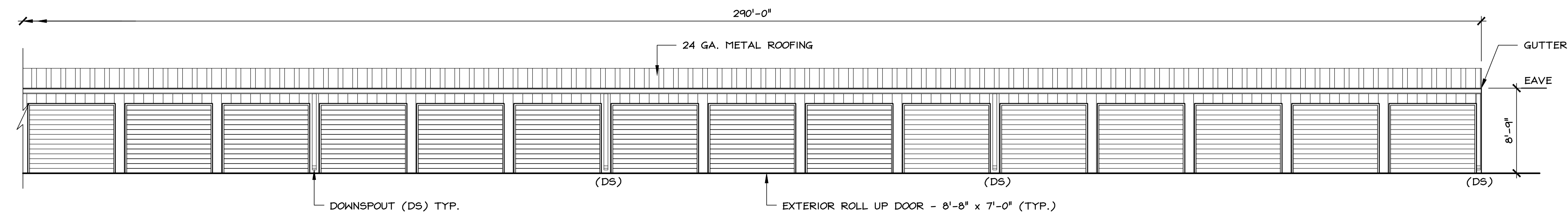
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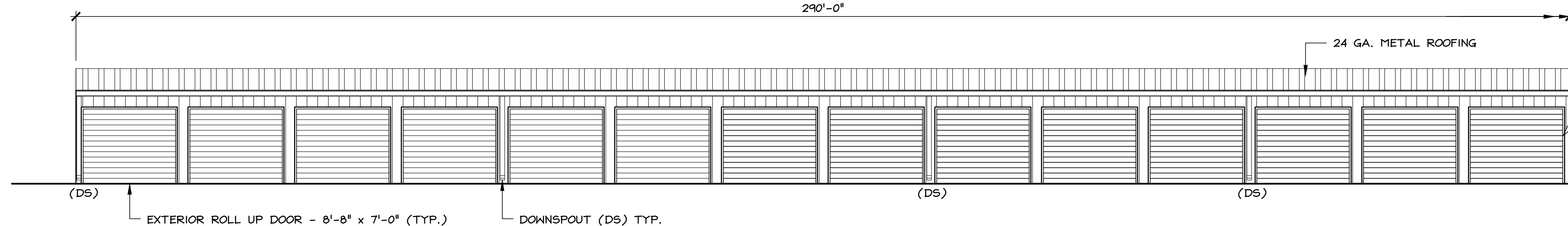
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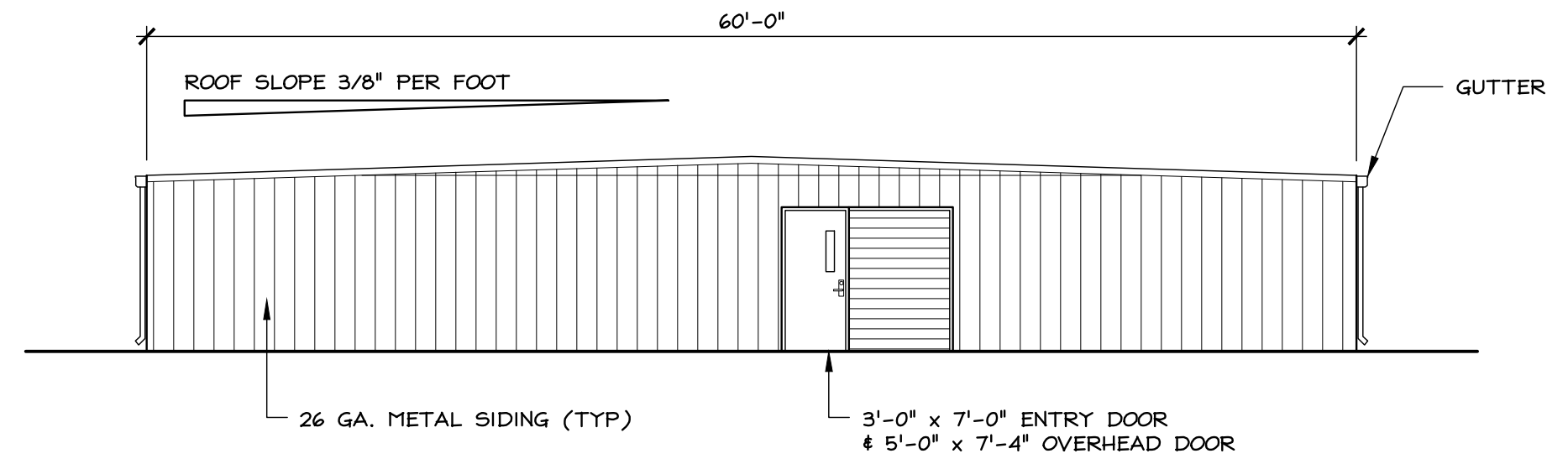
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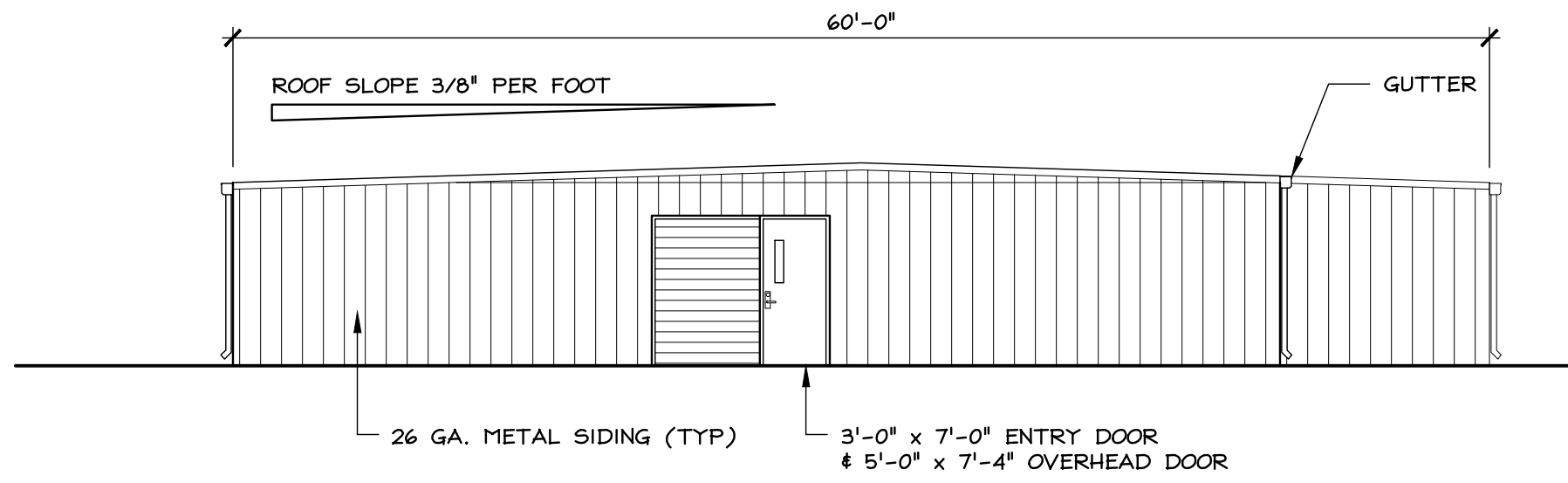
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SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

FINISH LEGEND

- METAL SIDING (GREY)
- METAL ROOFING (GALVALUME)
- TRIM (BLACK)

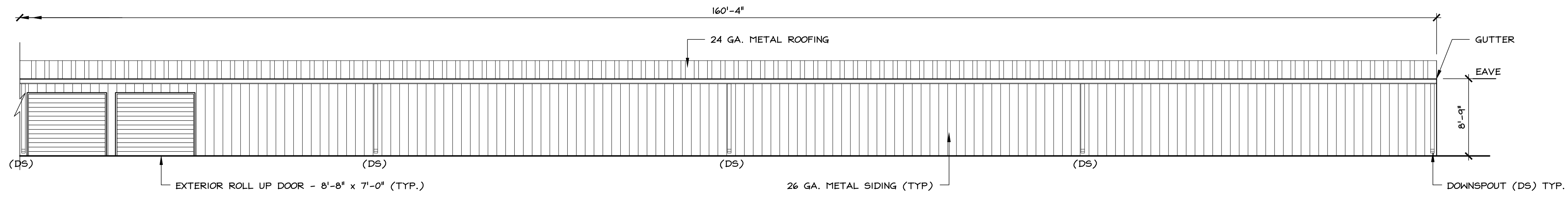
EXHIBIT A-2

DO NOT SCALE DRAWING FOR DIMENSIONS

5625 LABURNUM AVENUE
 RICHMOND, VIRGINIA 23231
 PHONE: 804-236-0190
 FAX: 804-236-0194

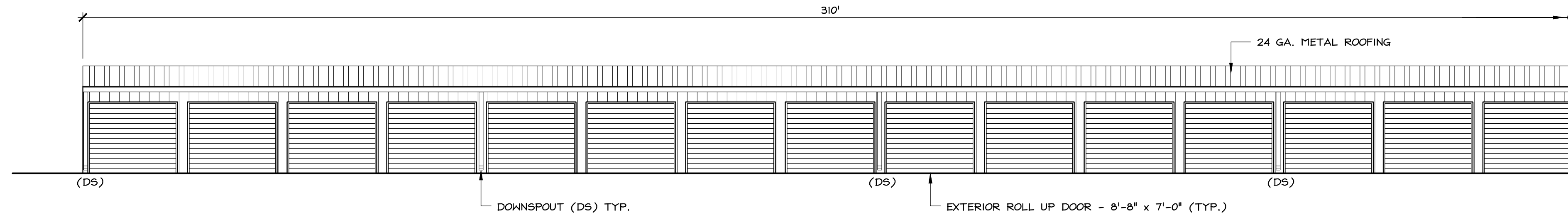
REVISION NO.	DATE	DESCRIPTION
1	11/06/23	PER COUNTY COMMENTS

EAST END MINI STORAGE
 VARINA DISTRICT · HENRICO COUNTY · VIRGINIA
BUILDING B ELEVATIONS
 DRAWN BY: TRH
 CHECKED BY: RFN
 DATE: OCT. 19, 2022
 PROJECT NO. 2022H4



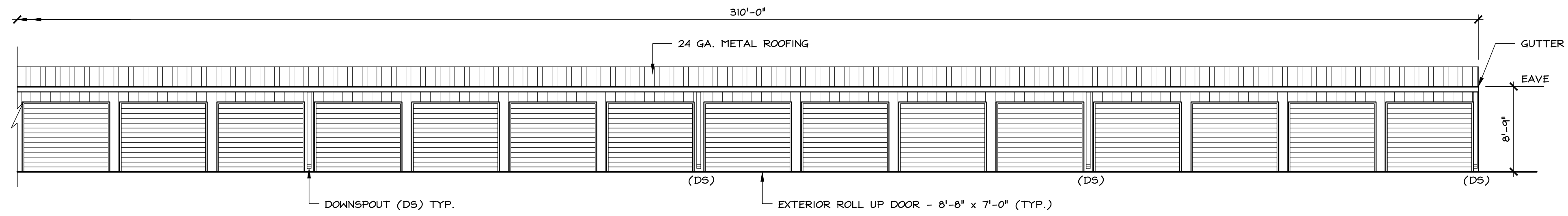
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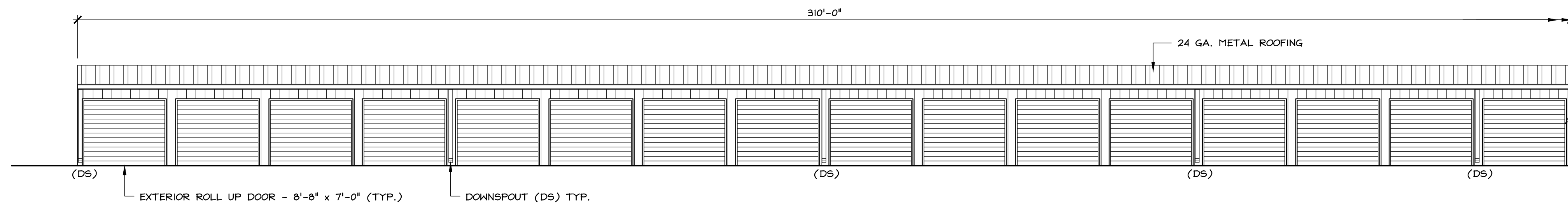
WEST ELEVATION

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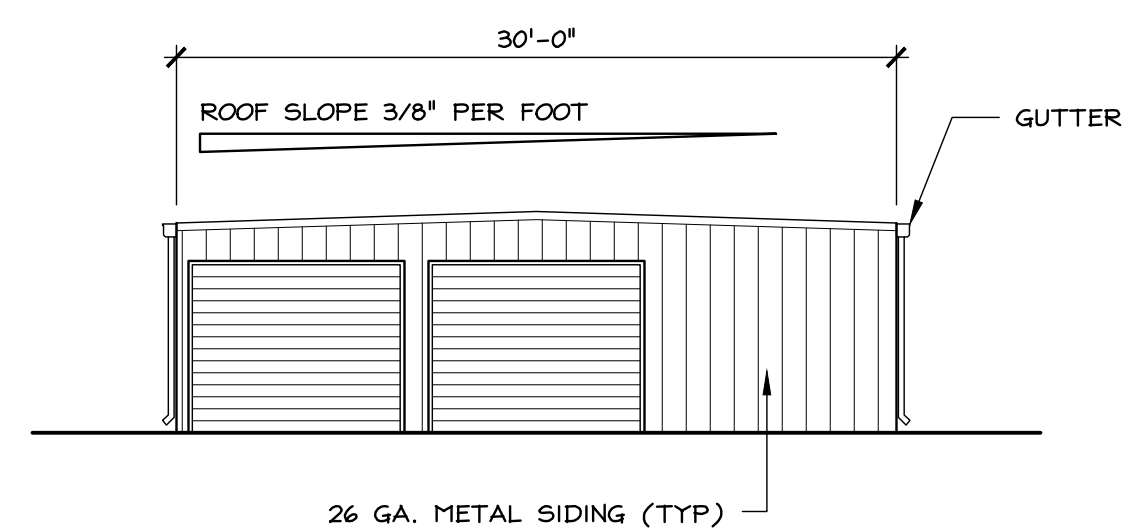
EAST ELEVATION

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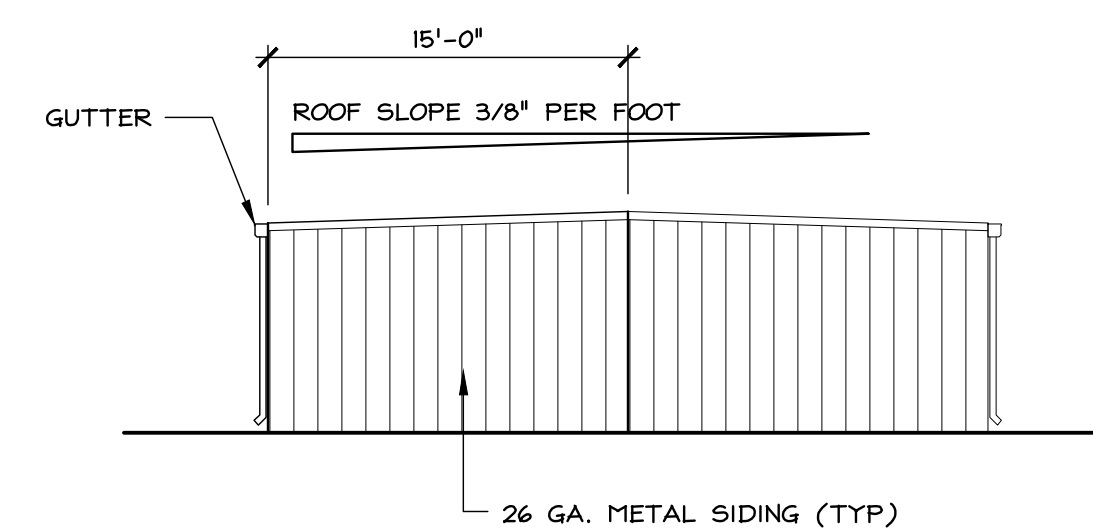
EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

FINISH LEGEND

- METAL SIDING (GREY)
- METAL ROOFING (GALVALUME)
- TRIM (BLACK)

EXHIBIT A-3

DO NOT SCALE DRAWING FOR DIMENSIONS

REZ2023-00016

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ENGINEERING DESIGN ASSOCIATES

5625 LABURNUM AVENUE
 RICHMOND, VIRGINIA 23231
 PHONE: 804-236-0190
 FAX: 804-236-0194

REVISION NO.	DATE	DESCRIPTION
1	11/06/23	PER COUNTY COMMENTS

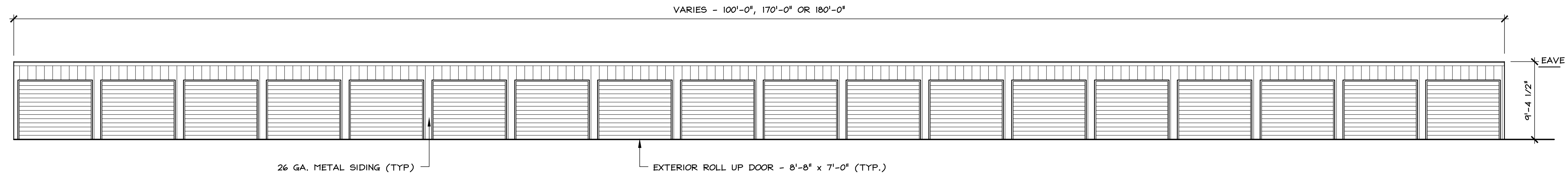
EAST END MINI STORAGE

VIRGINIA DISTRICT · HENRICO COUNTY · VIRGINIA

BUILDING C ELEVATIONS

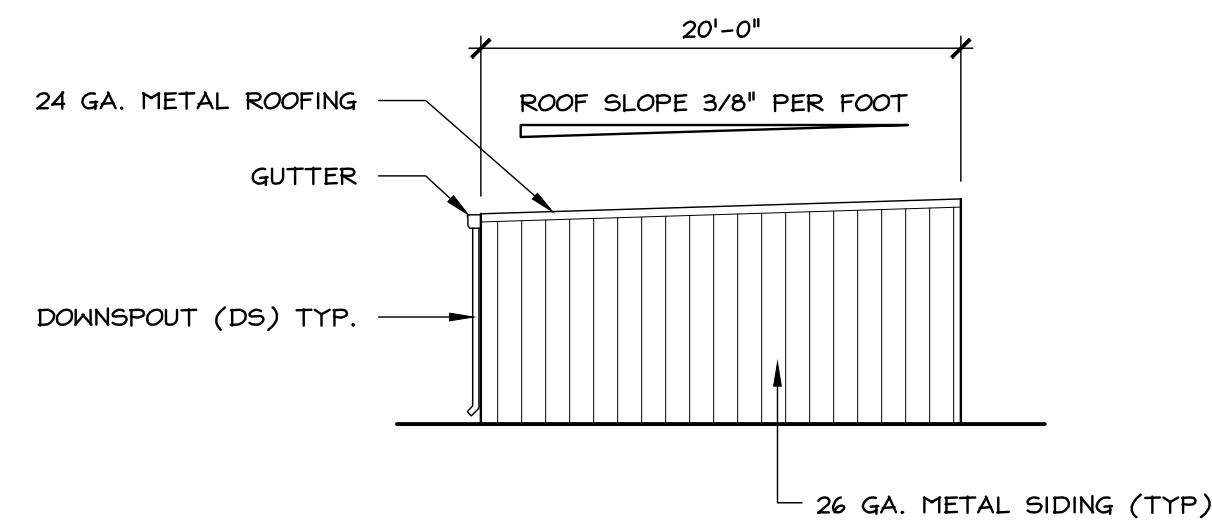
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 CHECKED BY: RFN
 DATE: OCT. 19, 2022
 PROJECT NO. 2022H4

DRAWING NO. **3** of **6**



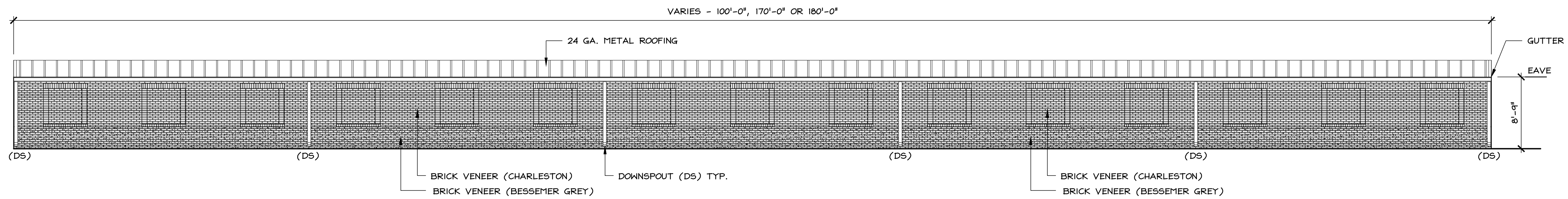
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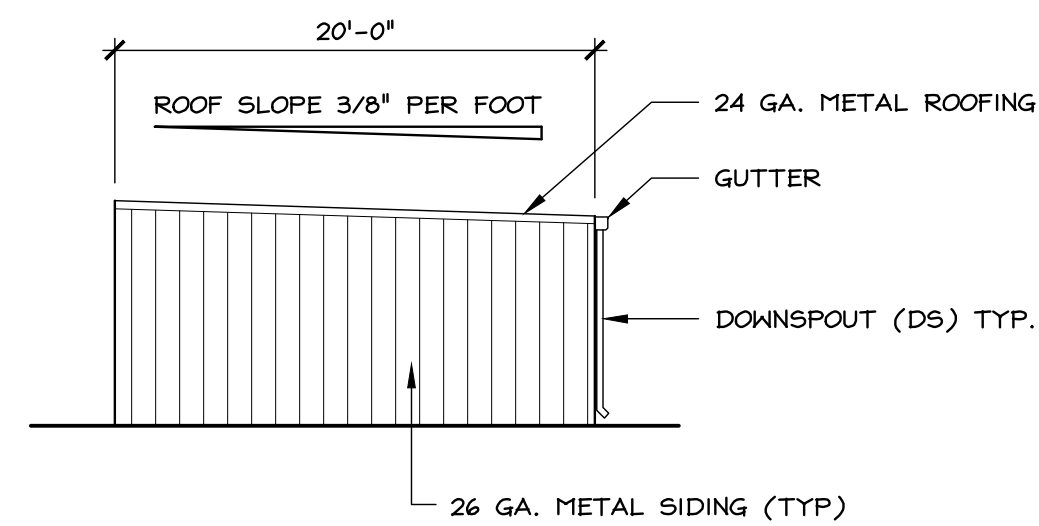
NORTH ELEVATION

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WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

FINISH LEGEND

- BRICK VENEER (BESSEMER GREY)
- BRICK VENEER (CHARLESTON)
- METAL SIDING (GREY)
- METAL ROOFING (GALVALUME)
- TRIM (BLACK)

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ENGINEERING DESIGN ASSOCIATES

5625 LABURNUM AVENUE
 RICHMOND, VIRGINIA 23231
 PHONE: 804-236-0190
 FAX: 804-236-0194

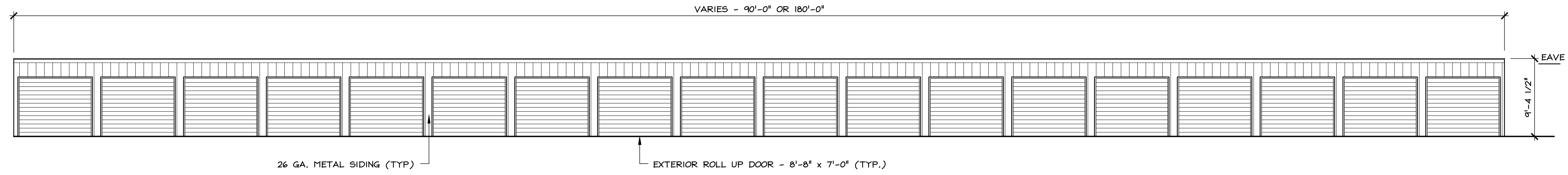
REVISION NO.	DATE	DESCRIPTION
1	11/06/23	PER COUNTY COMMENTS

EAST END MINI STORAGE

VIRGINIA DISTRICT · HENRICO COUNTY · VIRGINIA

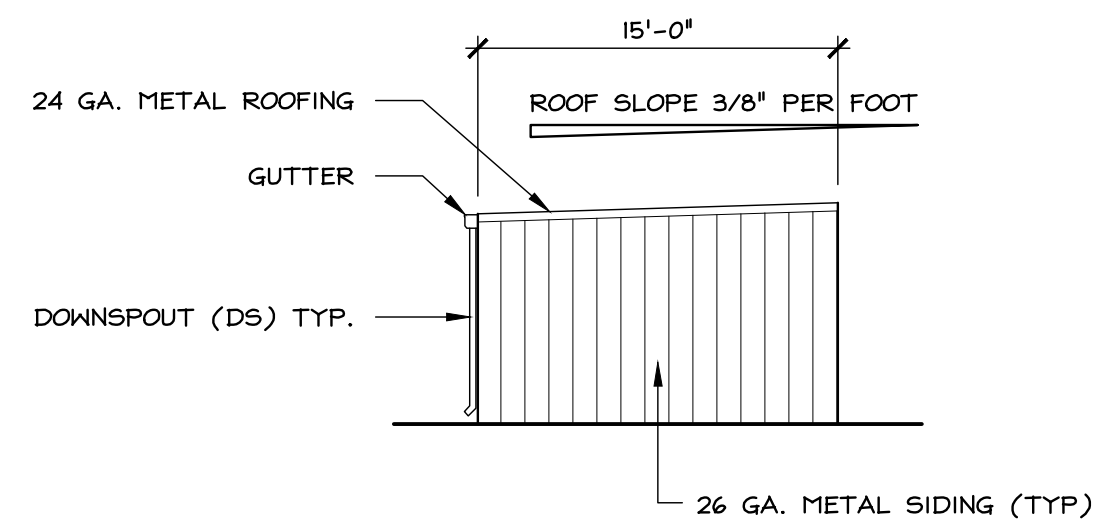
BUILDING D ELEVATIONS

DRAWN BY: TRH CHECKED BY: RFN
 SCALE: 1/8" = 1'-0" DATE: OCT. 19, 2022 PROJECT NO. 2022144



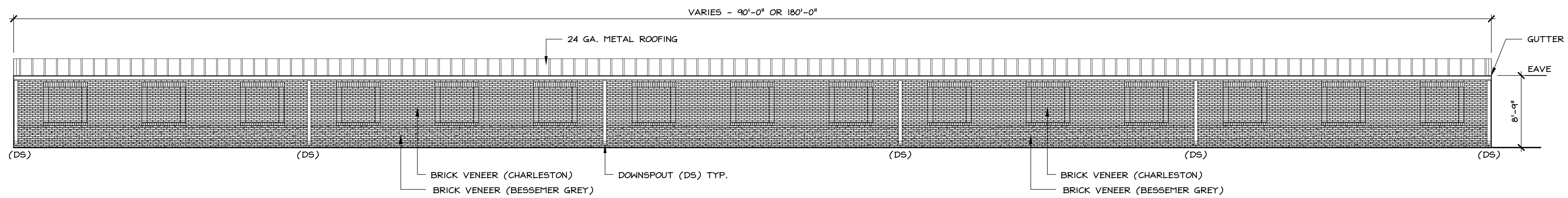
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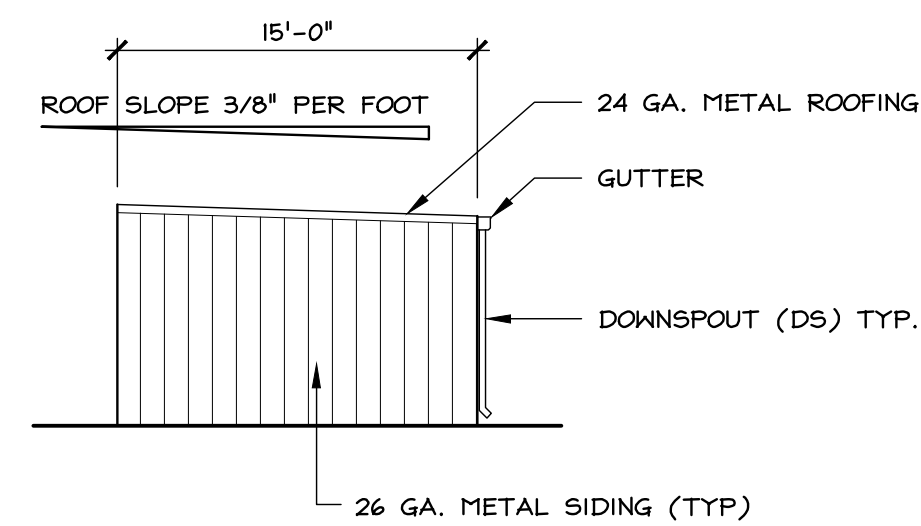
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

FINISH LEGEND

- BRICK VENEER (BESSEMER GREY)
- BRICK VENEER (CHARLESTON)
- METAL SIDING (GREY)
- METAL ROOFING (GALVALUME)
- TRIM (BLACK)

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5625 LABURNUM AVENUE
 RICHMOND, VIRGINIA 23231
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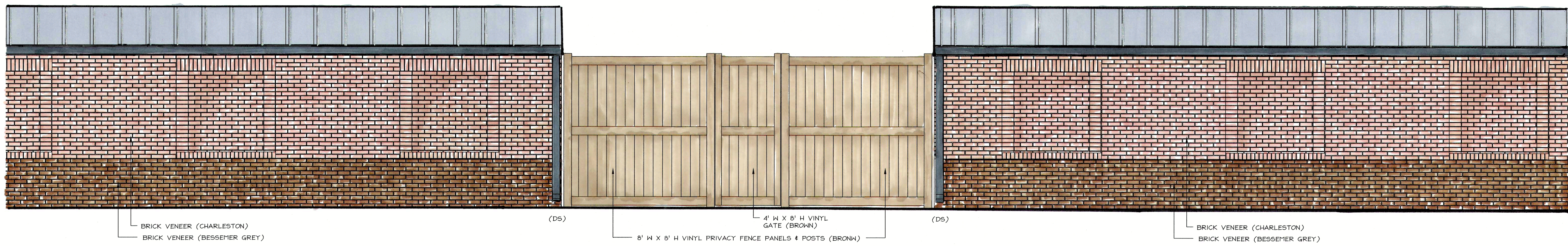
REVISION:	NO.	DATE:	DESCRIPTION:
	1	11/06/23	PER COUNTY COMMENTS

EAST END MINI STORAGE

VARINA DISTRICT · HENRICO COUNTY · VIRGINIA

BUILDING ELEVATIONS

DRAWN BY: TRH CHECKED BY: RFN
 SCALE: 1/8" = 1'-0" PROJECT NO: 2022144



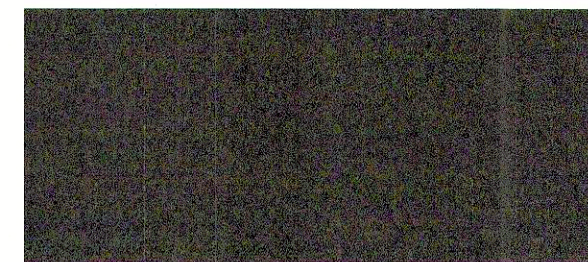
BRICK VENEER (CHARLESTON)
BRICK VENEER (BESSEMER GREY)

(DS)

8' W X 8' H VINYL PRIVACY FENCE PANELS & POSTS (BROWN)
4' W X 8' H VINYL GATE (BROWN)

(DS)

BRICK VENEER (CHARLESTON)
BRICK VENEER (BESSEMER GREY)



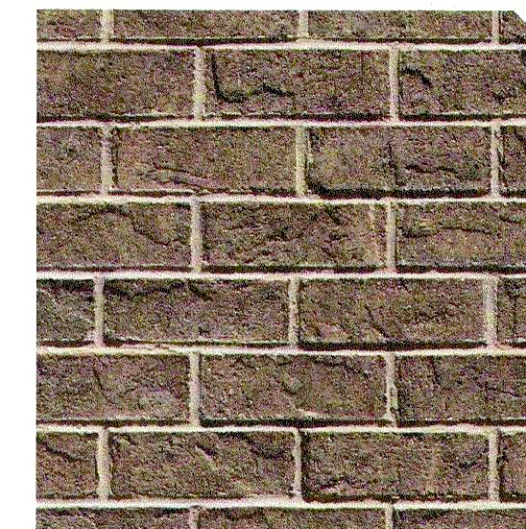
CHARCOAL GRAY*



TRUE BLACK



Charleston



Bessemer Grey

FINISH LEGEND

- BRICK VENEER (BESSEMER GREY)
- BRICK VENEER (CHARLESTON)
- METAL SIDING (GREY)
- METAL ROOFING (GALVALUME)
- TRIM (BLACK)

EXHIBIT A-6

DO NOT SCALE DRAWING FOR DIMENSIONS

5625 LABURNUM AVENUE
RICHMOND, VIRGINIA 23231
PHONE: 804-236-0190
FAX: 804-236-0194

REVISION NO.	DATE	DESCRIPTION
1	11/06/23	PER COUNTY COMMENTS

EAST END MINI STORAGE
 VARINA DISTRICT · HENRICO COUNTY · VIRGINIA
PARTIAL BUILDING & FENCE ELEVATIONS
 DRAWN BY: TRH
 CHECKED BY: RFN
 DATE: OCT. 18, 2022
 SCALE: 1/8" = 1'-0"
 PROJECT NO. 2022144

East End Mini Storage - Bld. A



East End Mini Storage - Bld. B

29-Nov-22

Entry Roll-up Door (5' x 7'4" tall) - typical
190'



East End Mini Storage - Bld. C

29-Nov-22

Entry Roll-up Door (5' x 7'4" tall) - typical



East End Mini Storage - Bld. D

29-Nov-22

