

SUBJECT PROPERTY

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

REZ2023-00030
Zoning
 Amend Proffered Conditions
 (C-51C-01)
 Varina District

400 Feet

PS August 2023 Ref: 813-711-8407



John A. Vithoukias
County Manager

November 21, 2023

Carlson Environmental Consultants, PC
5400 Glen Alden Drive
Richmond, VA 23231

Re: Rezoning Case REZ2023-00030

Dear Sir/Madam:

The Board of Supervisors at its meeting on November 14, 2023, approved your request to amend proffers accepted with C-051C-01 on Parcel 813-711-8407 located on the north line of Charles City Road approximately 340' northwest of its intersection with Glen Alden Drive, described as follows:

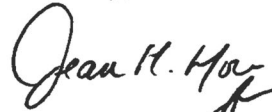
The Board of Supervisors accepted the following proffered conditions, dated September 27, 2023, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The property shall be developed similar to the attached concept plan, entitled Carlson Office Schematic Layout, by Silvercore, dated August 17, 2023, which is filed herewith (see case file) or as otherwise approved at the time of plan of development review.
2. The exterior building materials shall be in substantial conformity to the plan prepared by Appich Architects and dated August 30, 2023 and revised September 26, 2023 (see case file) or as otherwise approved at the time of plan of development review.
3. Best efforts shall be made to preserve the existing vegetation within all of the required transitional landscape buffers.
4. No building constructed on the property shall exceed thirty (30) feet in height.
5. Parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade of the base of the lighting standard. The lighting shall be from a concealed source and shall be reduced to minimum security levels after business hours.
6. All proposed utility lines such as electric, telephone, CATV or other similar uses shall be installed underground.

7. Freestanding signs shall not exceed six (6) feet in height and signage shall be limited to monolithic type signs, attached signs and directional signs.
8. All trash receptacles shall be screened with materials compatible with the proposed building.
9. Dedication of right-of-way, pavement widening and installation of curb and gutter and any necessary storm sewer along Charles City Road shall be provided as required by the Department of Public Works at the time of plan of development approval.
10. All retail uses shall be prohibited on the property.
11. A twenty-five (25) foot landscaping strip shall be provided along the property line adjacent to Charles City Road.
12. The enforceability, 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 such proffer.

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

Sincerely,



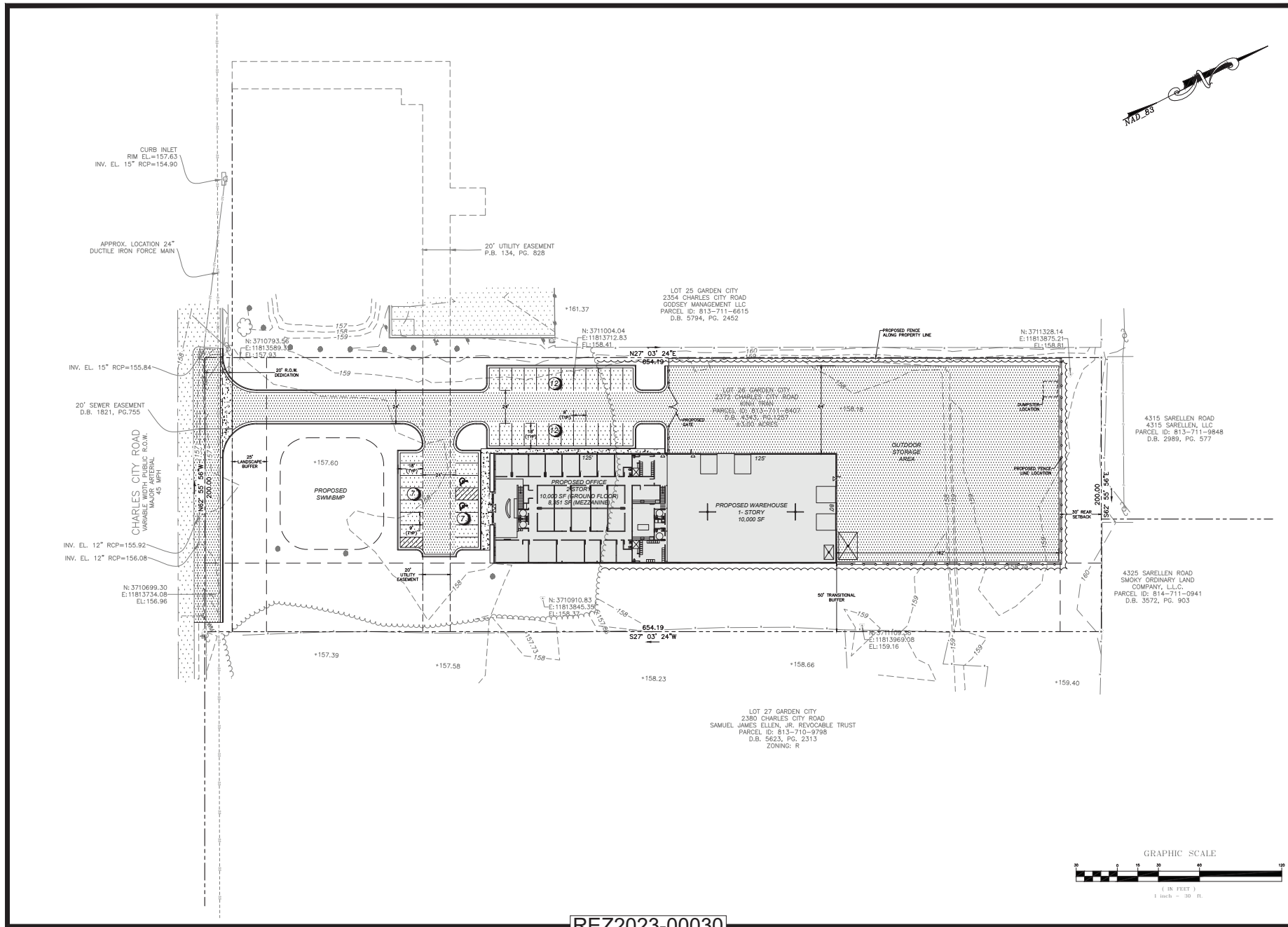
John A. Vithoukas
County Manager

pc: Tran Kinh
Mark Baker, Baker Development Resources
Director, Real Estate Assessment

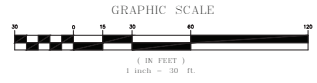


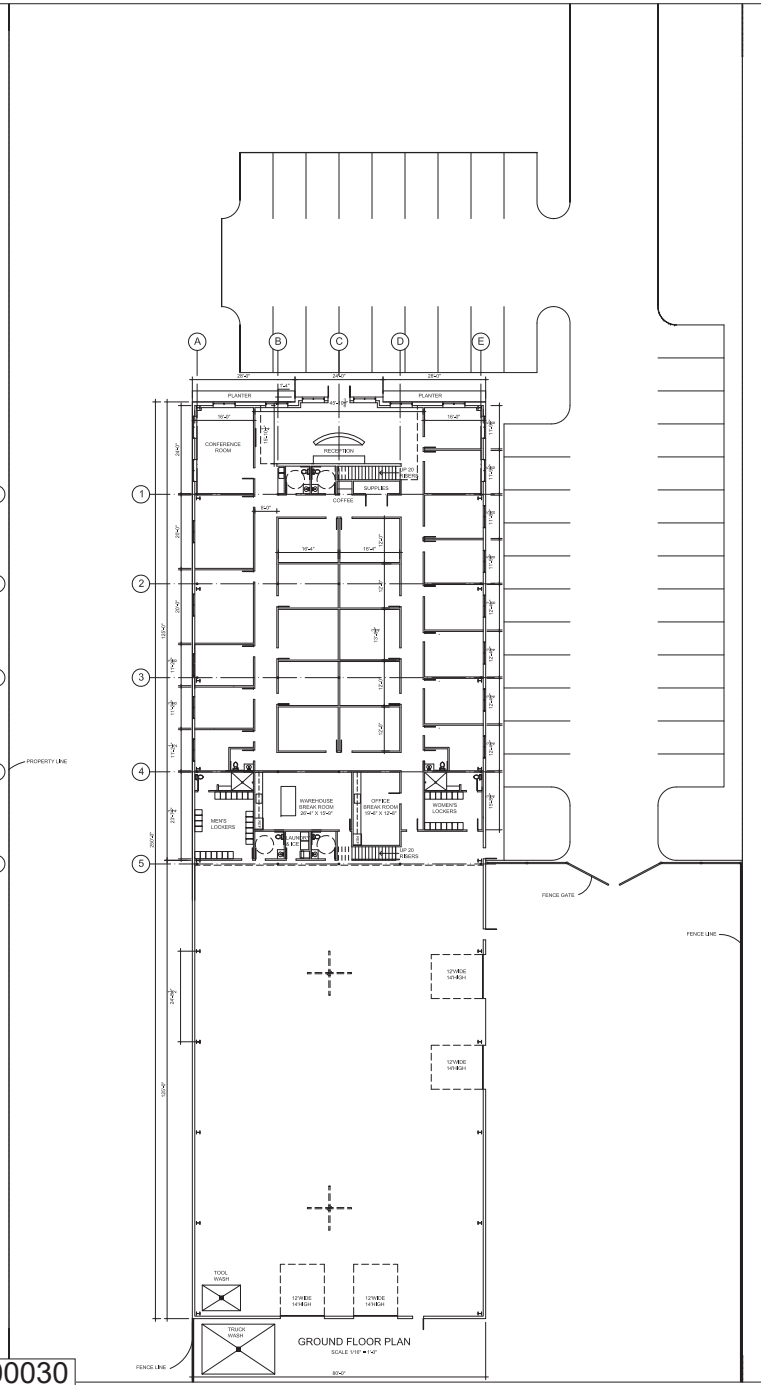
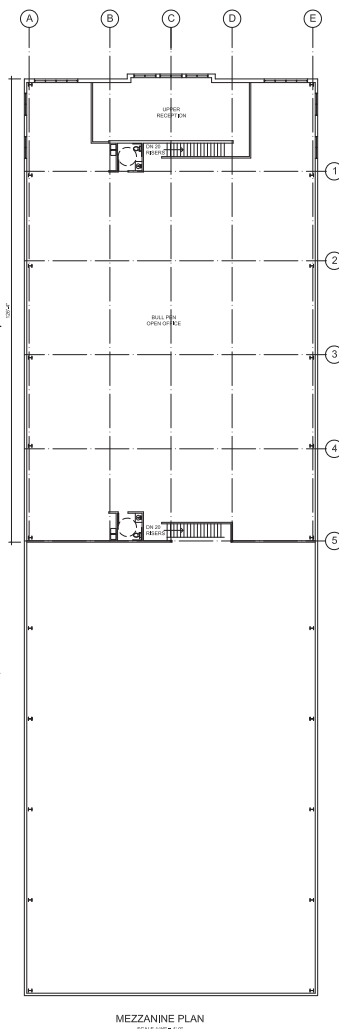
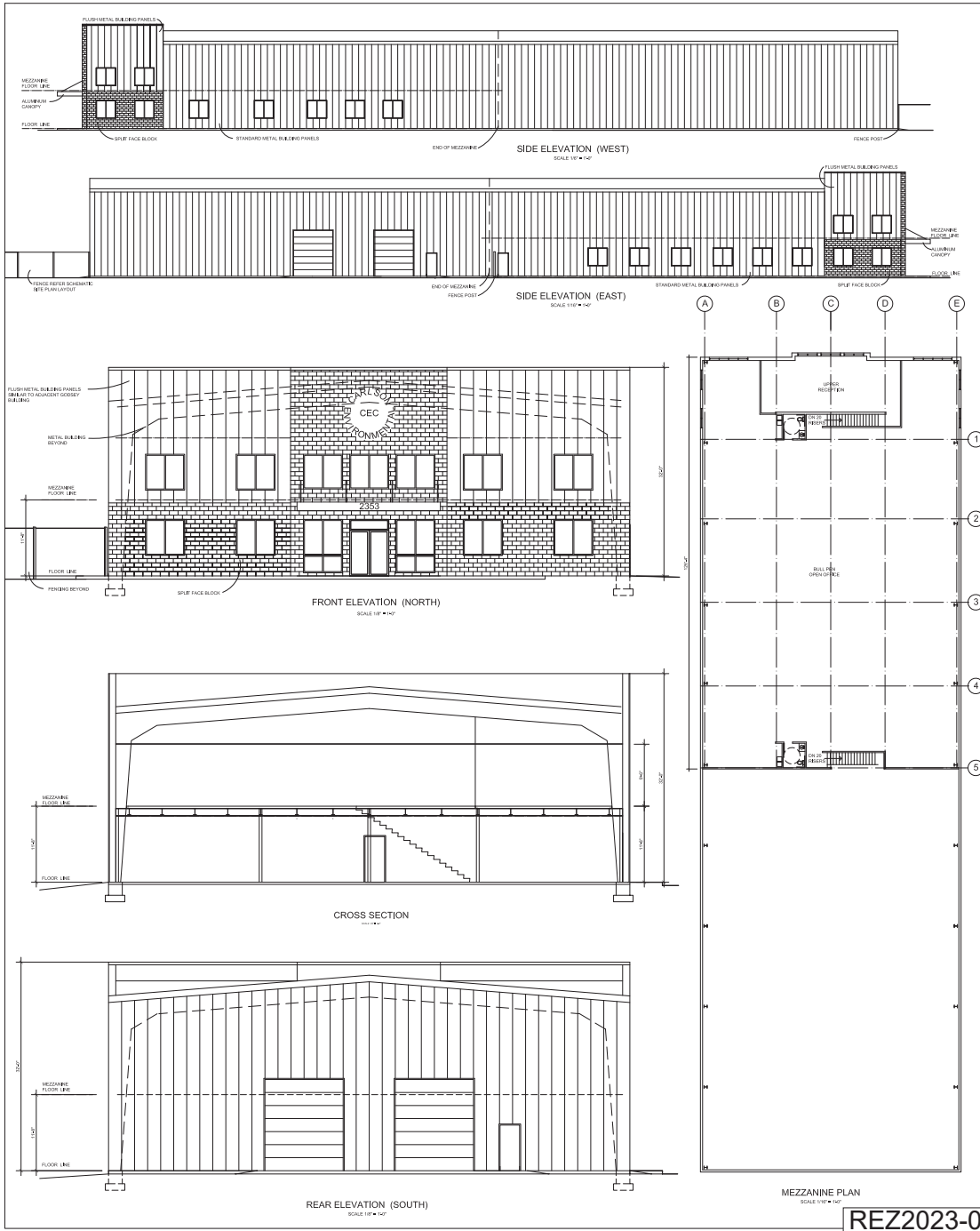
REV.	DATE	DESCRIPTION

DESIGN BY: Steve King
CHECKED BY: Jeff Steub
DRAWING SCALE: 1"=30'
DATE: 8/17/2023



REZ2023-00030





REZ2023-00030

APPIC H
ARCHITECTS
appicharchitects.com
14321 Winter Ridge Lane
Midlothian, VA 23113
m 804.399.7217
cwappich@gmail.com
residential commercial reconstruction



CARLSON ENVIRONMENTAL
2555 CHARLES CITY ROAD
HENRICO COUNTY, VIRGINIA

PROJECT NUMBER: 2023-47
DATE: AUGUST 30, 2023
DRAWN BY: CWA
REV 9-14-23
REV 9-26-23

A-1.0
PRELIMINARY
PLANS