

R-5

RIDGEFIELD PARKWAY

DRIVE

PLACE

SELF-SERVICE STORAGE FACILITY

GAYTON CENTRE DR.

GAYTON CENTER SHOPPING CTR.

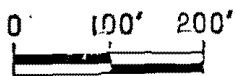
HUNTERS RIDGE APTS.

RD.

COUNTY OF HENRICO PLANNING OFFICE
SELF-SERVICE STORAGE FACIL.

PT. 70-BI-5
TUCKAHOE DISTRICT

P-6-89



JAS

February 20, 1990

Re: Provisional Use Permit P-6-89

Mr. Ashby U. Cockrell
The Guardian Group, V.L.P.
4461 Cox Road, Suite 105
Glen Allen, Virginia 23060

Dear Mr. Cockrell:

At its February 14, 1990 meeting, the Board of Supervisors granted your request for a revocable Provisional Use Permit to construct and operate a self-service storage facility on Part of Parcel 70-B1-5 subject to the following conditions:

1. The Property shall be developed in substantial conformance, unless otherwise noted in No. 2 and No. 5(b) below, with the proposed layout, on the drawing titled: Compiled map, dated September 27, 1989, prepared by Foster and Miller P.C. and filed with the request.
2. Both the proposed self-storage structure and accessory parking shall meet minimum required setbacks from any adjoining residence district.
3. The elevations of the structure shall be developed in substantial conformance with the drawing titled: Elevations, Self Storage, Gayton Centre Drive, dated January 9, 1990, and prepared by J. Calvin Holcombe, AIA, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review, or by any other governmental body. The exposed portions of exterior surfaces of building walls shall be constructed of scored, split-face masonry units and/or brick or such other material(s) as may specifically be requested and specifically approved by the Planning Commission at time of POD approval. In no event shall the exterior surface of such walls be constructed of unfinished concrete masonry units or of corrugated metal. Any metal trim or structural components shall have a factory applied twenty (20) year finish.
4. The structure shall be constructed of integral earth tone colored materials and any metal trim panels or components shall be of complimentary earth tone colors, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review.
5. Landscaped or natural buffer areas, as indicated below, will be provided around the perimeter of the Property, except to the extent necessary for utility easements, storm water retention, signage, access to and from rights-of-way or other purposes requested and specifically permitted or required by the Planning Commission at the time Plan of Development review, or by any governmental body with jurisdiction thereover:
 - (a) A minimum of forty (40) feet in width of landscaped yard area along the western boundary of the Property where it abuts adjacent residential property. One 12 feet square enclosed dumpster pad shall be permitted within this area.

- (b) A minimum of fifteen (15) feet in width of landscaped yard area along the southern portion of the property where it abuts adjacent residential property.
- (c) A minimum of ten (10) feet in width of landscaped buffer area along the eastern and northern boundaries of the Property.

Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall be removed from such buffer areas, and, if so removed, additional plantings shall be added. Any penetration of the buffer areas for purposes of storm water detention or utility easements shall be to the minimum extent reasonably practicable.


6. Parking lot lighting fixtures shall not exceed twenty (20) feet in height. Parking lot lighting shall be produced from concealed sources of light (i.e., "shoe-box" type) and shall be reduced to no more than a security level following the close of business conducted on the Property. There shall be no lighting except that needed for security purposes in yards or on those portions of the building that abut residential districts.
7. The hours of service to the general public or any outside activity shall not begin before 7:00 a.m. nor extend after 9:00 p.m. Monday through Saturday, nor begin before noon nor extend after 6:00 p.m. on Sunday.
8. Public access to the driveway and parking area will be prohibited in order to prevent trespassing following the close of business conducted on the Property.
9. The structure shall not exceed twenty-five (25) feet or two (2) stories in height.
10. One detached ground mounted identification sign not to exceed 50 square feet in area and 8 feet in height shall be permitted. Attached identification signs to identify such locations as the office and access entrances to the storage areas shall be permitted up to an aggregate area of 50 square feet. Signs shall not face any residential district; if lighted, shall be internally illuminated and such illumination shall be permitted only during hours of service to the general public.
11. Dumpster servicing shall be permitted only during hours of service to the general public.
12. No food scraps, food packaging materials or perishable items may be placed in the dumpster.

Mr. Ashby U. Cockrell
The Guardian Group, V.L.P.
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The Planning Office has been advised of the action by the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,

W. F. LaVecchia, P.E.,
County Manager

 AM: jt
cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Provisional Use Permit Index
Foster & Miller, P.C.