





COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

December 15, 1998

Virgil R. Hazelett, P.E.  
County Manager

Re: Provisional Use Permit P-38-98

Mr. Larry Jordan  
Mike Carter Construction, Inc.  
1227 9th Avenue West  
Bradenton, FL 34205

Dear Mr. Jordan:

The Board of Supervisors at its meeting on December 9, 1998 granted your request for a revocable Provisional Use Permit in order to construct and maintain a self-service storage facility on Part of Parcel 103-A-5, subject to the following conditions:

1. The exterior appearance of the site and building shall be consistent with the drawings submitted as part of this provisional use permit application. These drawings are titled "Storage World - West Broad Street: Aerial Site Study (dated 9/16/98), Rendering (dated 9/16/98), Exterior Elevations (dated 9/21/98), and Preliminary Site Plan K (dated 9/29/98)", and are prepared by Mike Carter Construction, Inc. and Design Team West, Inc.
2. The property shall only be used for a self-service storage facility and recreational vehicle (RV) storage lot. There shall be no sales, service, repair, or rental of recreational vehicles on the property.
3. There shall be a 35' transitional buffer along any R-zoned property. This transitional buffer width may not be reduced.
4. There shall be no loading doors/ramps along the northeast side of the building. Emergency exit doors may be located on this side of the building.
5. Fencing installed on the site shall be approved at the time of Plan of Development review. Any chain link fencing shall be dark green or black vinyl coated or bronzed aluminum.
6. Any detached sign on the site shall be monolithic-style and shall not exceed ten (10) feet in height. Outdoor advertising signs shall not be permitted.
7. Freestanding exterior lighting standards shall be no more than twenty (20) feet in height and shall contain concealed sources of light. Wall lighting units shall also contain concealed sources of light.

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8. Heating and air conditioning equipment shall not be visible from adjoining properties.
9. No loudspeaker, public address systems, boom boxes, outdoor audible security systems or any kind of exterior communication systems shall be built, installed or used at the facility. No internal audible alarm systems shall be installed or used at the facility.
10. Central trash receptacles, not including convenience cans, shall be screened from view from adjoining properties. Non-vegetative screening material shall be split-face block and shall be compatible with the exterior appearance of the storage facility.
11. The business shall close no later than 9:00 p.m. nightly. The business shall not open before 8:00 a.m. on Sunday mornings.
12. Security for the self-service storage facility shall consist of the following:
  - a. The main gate shall have keypad access with individual codes for each tenant.
  - b. The main gate, interior elevator lobbies, and fire stairs shall be monitored by closed circuit television and video recording equipment (VCR, switching device, and tapes to record information from all cameras) twenty-four (24) hours a day. The tapes recording activities observed by the surveillance cameras shall be preserved for a period of thirty (30) days. Authorized representatives of the Henrico County Police Department or the Henrico County Planning Department shall have access to such tapes upon request. The plan for this monitoring system shall be submitted for approval by the Director of Planning at the time construction documents are submitted for building permit approval. The approved monitoring system shall be installed prior to issuance of a Certificate of Occupancy.
  - c. Exterior security lighting shall be provided. This lighting shall not cause any objectionable glare onto adjacent property.
  - d. There shall be a full-time manager living on site.

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The Planning Office has been advised of the action of 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,



Virgil R. Hazelett, P.E.,  
County Manager

cc: Director, Real Estate Assessment  
Provisional Use Permit Index  
Mr. James W. Theobald, Esquire  
Mr. John F. McGeorge, Sr.