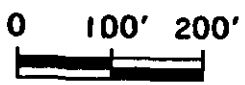


99-B2-44,45,46
98-A2-49

FAIRFIELD DISTRICT

OFFICE (WHSE. DEVELOP.)

C-29C-94



HENRICO COUNTY PLANNING OFFICE

®A



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

July 19, 1994

Virgil R. Hazelett, P.E.
County Manager

RE: Conditional Rezoning Case C-29C-94

Steve R. & Dody L. Tribble
P. O. Box 6278
Ashland, VA 23005

Dear Mr. & Mrs. Tribble:

The Board of Supervisors at its meeting on July 13, 1994, granted your request to conditionally rezone property from R-4 One Family Residence District to B-3C Business District (Conditional), Parcels 99-B2-45 and 46, Part of Parcels 98-A2-49 and 99-B2-44, described as follows:

Commencing at a rod set on N. line of North Run Road, said rod being 383' ± west of Mountain Road; thence N. 16° 35' 24" for a distance of 194.00' to the point of beginning; thence from said point of beginning along the property now or formally of Dorothy Davis, N. 16° 35' 24", for a distance of 132.28' to a rod set; thence continuing along said property S. 75° 56' 06" W., for a distance of 83.76' to a point; thence N. 16° 35' 24" W., for a distance of 324.64' to a point; thence N. 74° 45' 30" E., for a distance of 336.49' to a rod found on Mountain Road, thence along said right-of-way S. 22° 34' 07" E., for a distance of 325.87' to a rod found; thence S. 67° 31' 25" W. for a distance of 149.50' to a pipe found; thence S. 02° 12' 21" W., for a distance of 108.42' to a point; thence S. 67° 31' 25" W., for a distance of 103.56' to the point of beginning and containing 3.024 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. **Permitted Uses:** Use of this site shall be limited to office uses or a single office and warehouse (warehouse to be used for storage or display only) as permitted by B-3 zoning and any other use permitted in B-1 District. This would not prohibit the continued use of the existing single family dwelling as is.
2. **Architecture:** Any buildings on the site shall be generally similar in architectural treatment and materials. The proposed office will be brick and the warehouse shall be at least 75% brick. All rooftop equipment shall be shielded so that it is screened from public view.
3. **Landscaping:** All open perimeters of parking lot and driveway will be properly landscaped with shrubs, trees, and/or grass in accordance with a landscape plan to be approved by the Henrico County Planning Commission or Planning Office. All landscaping will be maintained regularly in a professional manner.

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All wooded buffer areas will be maintained, cleaned only of underbrush and thinned only enough to allow maintenance equipment through, such as lawn mower and/or bush hog mower. This will help to prevent a security problem, but not lessen any buffer coverage. Additional trees may be planted in bare spots, in order to develop a consistency in coverage and look.

4. **Building Height:** No building shall be over two stories or exceed 30' in height.
5. **Lighting:** Lights illuminating off-street parking or loading areas shall be arranged and installed so that no material glare or direct light will exceed 1/2 foot candle encroachment onto adjacent parcels. Lighting standards shall not exceed twenty (20) feet in height.
6. **Noise:** No outside loudspeakers will be permitted on property.
7. **Outside Storage:** There shall not be any outside storage of materials, supplies, unlicensed vehicles or equipment, except that a trash receptacle area may be permitted if it is enclosed within an area screened from view at property lines.
8. **Operating Hours:** Delivery, construction and customer hours shall not commence before 7:00 a.m. and will close no later than 7:00 p.m. In addition, the facility will be closed on Sundays.
9. **Hazardous Material:** No hazardous material shall be stored in the office or warehouse except in safety containers deemed proper by local governmental officials.
10. **Overhead Warehouse Doors:** The location of overhead doors shall be provided substantially similar to that shown on Exhibit A (see case file).
11. **Access:** Egress and ingress to the site must be from Mountain Road.
12. **Setback:** Any building must be setback at least 50' from Mountain Road.
13. **Buffers:** Buffer areas will be provided as shown on the site plans marked Exhibit A (see case file).

Steve R. & Dody L. Tribble
July 19, 1994

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The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Charles H. Fleet & Associates, P.C.