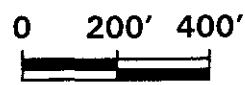


PT. OF 87-A1-29  
 THREE CHOPT DISTRICT

OFFICE DISTRIBUTION FACILITIES

**C-59C-95**®



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

November 14, 1995

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-59C-95

Mr. Hugh Tierney  
Lingerfelt Development Corp.  
12 S. 3rd St.  
Richmond, Virginia 23219

Dear Mr. Tierney:

The Board of Supervisors at its meeting on November 8, 1995, granted your request to conditionally rezone property from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Part of Parcel 87-A1-29, described as follows:

Beginning at a point, said point being 153.65' plus or minus from the W. line of Ft. McHenry Parkway; thence N. 74° 50' 33" W., 193.05' to a point; thence N. 04° 57' 26" E., 1282.38' to a point; thence N. 84° 04' 51" E., 193.48' to a point; thence S. 04° 57' 26" W., 1353.08' to a point and being the point of beginning, together with and subject to covenants, easements, and restrictions of record, said property contains 5.75 acres more or less.

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. Plan of Development Requirement:

Development of each individual site on the Property shall be subject to Plan of Development review and approval by the Planning Commission.

2. Parking Lot Lighting:

Parking lot lighting standards located within fifty (50) feet of a boundary of the Property adjacent to properties zoned for agricultural or residential development shall not exceed twenty (20) feet in height. Other parking lot lighting standards shall not exceed twenty-five (25) feet in height and shall be at a lower height if required at the time of lighting plan approval. Parking lot lighting shall be produced from concealed sources of light.

3. Architectural Treatment:

The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property shall be similar to the other exposed portions of exterior walls of such building in architectural treatment and materials, unless different architectural treatment and/or materials are specifically accepted with respect to the exposed portion of any such wall of a building at the time of plan of development Mr.

approval. No building with exposed exterior wall surfaces of untreated concrete, untreated concrete block or metal (exclusive of trim) shall be constructed on the Property, unless requested and specifically approved at the time of Plan of Development review.

4. **Use Limitation:** No portion of the Property shall be developed or used for retail purposes (except for retail uses accessory to a permitted principal use on the property). In addition, no helicopter landing area or outdoor loud speakers shall be permitted on the property.

5. **Outside Storage:** Except during the period of construction of improvements, all outside storage of materials and supplies on the Property shall be enclosed on all sides by an opaque fence, wall or other barrier, of at least seven (7) feet in height. No materials or supplies shall be stored to a height in excess of the height of the fence enclosing same.

6. **Loading Areas:** Loading operations shall be screened so that they are not visible from any project perimeter adjoining any "A" or "R" district. No building door serving a loading dock shall be located within one hundred twenty-five (125) feet of a boundary of property zoned for or devoted to residential use.


7. **Building Setback:** No portion of a building on the Property shall be located within one hundred (100) feet of a boundary of property zoned for or devoted to residential use.

8. **Building Height:** No building constructed on the Property shall exceed thirty-six (36) feet in height.

9. **Buffer Area:** A buffer area of a minimum of fifty (50) feet in width shall be maintained along the eastern boundary of the Property, except to the extent necessary or allowed for utility easements, grading and other purposes 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. Any utility easement or use permitted within the aforesaid buffer area shall be extended generally perpendicular thereto unless otherwise requested and specifically permitted, or if required by the County at the time of Plan of Development Review. Where permitted, areas disturbed for utility installation shall be restored to the extent reasonably practicable.

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,

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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. Glenn R. Moore, Esquire