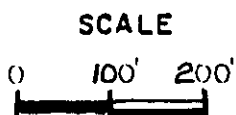


COUNTY OF HENRICO PLANNING OFFICE

C-7C-82



97-AI-59 & pt. of 67
 BROOKLAND DISTRICT
 I.A.S



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

April 16, 1982

Re: Conditional Rezoning Case C-7C-82

Virginia Investment Corporation
2415 Grenoble Road
Richmond, Virginia 23229

Gentlemen:

At its April 14, meeting the Board of Supervisors accepted the owner's proffered conditions and conditionally rezoned the below described property from R-3 One Family Residence and M-1 Light Industrial to M-1 Light Industrial and M-2 General Industrial District in accordance with your request.

The rezoned property, tax parcels 97-A1-59 and Part 97-A1-67 is described as follows:

Parcel A - Rezoned to M-1

Beginning at a point on the N. line of Wistar Road, said point being 500' east of the E. line of Staples Mill Road; thence in a northwardly direction N. $4^{\circ} 56'$ E., 862.75' to a point; thence in a eastwardly direction S. $87^{\circ} 38'$ E., 201.58' to a point; thence in a southwardly direction S. $4^{\circ} 56'$ W., 867.68' to a point; thence in a westwardly direction along the north line of Wistar Road N. $86^{\circ} 14'$ W., 201.42' to the point of beginning, containing 4.00 acres.

Parcel B - Rezoned to M-2

Beginning at a point 237.79' north of the N. line of Wistar Road, 800.06' east of the E. line of Staples Mill Road; thence in a northwardly direction N. $4^{\circ} 56'$ E., 632.77' to a point; thence in an eastwardly direction S. $87^{\circ} 54' 05''$ E., 172.99' to a point; thence in a southwardly direction S. $15^{\circ} 21' 15''$ E., 392.07' to a point; thence continuing in a southwardly direction S. $18^{\circ} 38' 45''$ W., 151.80' to a point; thence continuing in a southwardly direction S. $26^{\circ} 06' 15''$ E., 100.98' to a point; thence continuing in a southwardly direction S. $36^{\circ} 38' 45''$ W., 39.24' to a point; thence in a westwardly direction N. $86^{\circ} 14'$ W., 304.24' to the point of beginning, containing 3.856 acres.

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

1. A fence shall be constructed and maintained along that portion of the western line necessary to screen the rear yard thereof from the property owned by the church on the west. Such fence shall be a board-on-board type at least 5 feet in height and shall be constructed of salt-treated lumber (or equivalent).

Virginia Investment Corporation
Page 2
April 16, 1982

2. All exterior walls (excluding the roof) of each separate building (other than accessory buildings) constructed on any part of the property shall be masonry (brick and/or block and mortar), its equivalent or better, and shall be brick on walls fronting on a public right of way.

3. That portion of the property zoned M-2 shall be used only for (i) those uses permitted under M-1 zoning and (ii) the uses permitted under Section 22-70(b), Section 22-70(d), Section 22-70(e), Section 22-71(a), Section 22-72(a), Section 22-72(b), as shown on Exhibit A attached hereto.

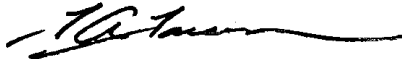
4. No buildings constructed on any part of the property shall exceed twenty-five feet (25') in height, as measured from the elevation at the front building line of such improvements.

5. The lot fronting on Wistar Road as finally determined at the northwest corner of Wistar Road and the entrance road to the property shall be subject to POD approval prior to its development.

6. That portion of M-2 area within flood plain shall be used only for parking and storage.

The Planning Office has been advised of the action by the Board of Supervisors and requested to revise its records accordingly and to place a copy of the accepted proffer in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

Enclosure:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. Thomas L. Newton, Jr.
✓ Conditional Zoning Index

**Article XVI. M-2 General Industrial District;
Uses.**

Sec. 22-70. Principal uses permitted.

(a) Any principal use permitted and as regulated in the "M-1" District, except for the requirement that certain uses be conducted within enclosed buildings.

(b) The following uses when located at least three hundred feet from any "R" district.

(1) Automobile or aircraft assembly or major repair, provided that any ground testing of aircraft shall be conducted at least twelve hundred feet from any "R" district and shall be subject to special exception.

(2) Foundrycasting lightweight nonferrous metals, or electric foundry not causing noxious fumes or odors.

(3) Building material sales yards including Portland cement concrete mixing; lumber yards including millwork; contractor's equipment storage or rental yard or plant; grain elevators and mills; trucking or hauling service yards; manufacturing of concrete products.

(4) Structural steel fabricating plant.

(5) Railroad yards and shops; machine shops.

(6) Freight stations and terminals, rail or motor.

(7) Winery.

(d) Any other lawful use except those specifically prohibited, or those listed as conditional uses in this district, and those first permitted in the "M-3" District, provided such use is not a kind that ordinarily is especially obnoxious or dangerous because of odor, dust, smoke, gas, noise, fire, explosion or similar nuisance.

(e) Office trailers (not to be used for living purposes).

Sec. 22-71. Conditional uses permitted by special exception.

(a) Any conditional use permitted and as regulated in the "M-1" District, except as may otherwise be provided herein.

Sec. 22-72. Accessory uses permitted.

(a) Accessory uses permitted and as regulated in the "M-1" District.

(b) Other accessory uses customarily accessory and incidental to any permitted use, except of a type which is permitted only as a conditional use or is prohibited in this district.