



72-A2-25

COUNTY OF HENRICO PLANNING OFFICE

STORAGE
C-58C-85

SCALE
0 100' 200' THREE CHOPT DISTRICT
J.A.S



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

July 30, 1985

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

Re: Conditional Rezoning Case C-58C-85

Pouncey Tract Associates
9609 Meadowview Road
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors, at its meeting on July 24, accepted your proffered conditions and conditionally rezoned part of your property from A-1 Agricultural to M-1C Light Industrial District.

The portion of your property conditionally rezoned is described as follows:

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Beginning at a point on the east line of Pouncey Tract Road, approximately 240' north of its intersection with the N. line of an entrance drive to a Virginia Department of Highways and Transportation facility; thence along the arc of a curve to the northwest, having a radius of 2,904.73', 50.18' to a point; thence N. 82° 36' 29" E., 200.00' to a point; thence N. 14° 56' 49" W., 264.99' to a point; thence N. 82° 36' 29" E., 557.53' to a point; thence S. 01° 52' 30" E., 693.63' to a point; thence N. 85° 03' 47" W., 463.21' to a point; thence N. 07° 59' 55" W., 278.84' to a point; thence S. 82° 36' 29" W., 196.41' to the point of beginning, containing 7.55 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). They are as follows:

1. The property shall not be used for retail sales or indoor recreational purposes.
2. Trash disposal equipment shall not be stored on the Property.
3. A landscaped or natural buffer area of a minimum of fifty (50) in width will be provided along the northern boundary of the Property, except to the extent necessary for utility easements, entrance markers, septic fields, signage, roads, driveways or other purposes required by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, board, commission, department or official thereof. Existing vegetation, underbrush and fallen, diseased or dead plant growth may be removed from such buffer areas and additional plantings may be added. Where the placement of utility easements within a buffer area results in the inability of an owner to provide adequate screening within the buffer area, screening shall be provided adjacent to the buffer area, to properly screen development on a parcel from adjacent properties, as determined by the Planning Commission at the time of any required landscape plan review.
4. No building shall be constructed on that portion of the Property which fronts

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approximately 50.18 feet on Pouncey Tract Road and extends eastwardly N. 82° 36' 29" E., a distance of 200.00 feet on the northern boundary and a distance of 196.41 feet on the southern boundary of such portion of the Property.

5. The hours of operation for non-office uses of the Property shall be limited to 7:00 a.m. to 8:00 p.m.
6. No more than fifty (50) square feet of non-directional signs shall be permitted on the Property. No mobile sign shall be placed on the Property.
7. Except during the period of construction of improvements, all outside storage of materials and supplies shall be enclosed on all sides by an opaque fence, wall or other barrier. No materials or supplies shall be stored to a height in excess of the height of the fence enclosing same.

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 proffered condition in the Conditional Zoning Index.

Sincerely,

for Robert J. LaVecchia
W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index