



14-483



14-337
(19F)

A-1 to M-1C
2.0 AC

MOUNTAIN ROAD

TELEGRAPH ROAD

M-1

B-3

M-1

A-1

PROP. BROCKTON AVE.

COLUMBUS

PROP. STREET

COUNTY OF HENRICO PLANNING OFFICE

OFF. 21421

C-88C-86



104-A1-49
BROOKLAND DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

November 18, 1986

Re: Conditional Rezoning Case C-88C-86

Mr. and Mrs. Fenton L. Corker
8697 Telegraph Road
Glen Allen, Virginia 23060

Dear Mr. and Mrs. Corker:

The Board of Supervisors at its meeting on November 12, granted your request to conditionally rezone property from A-1 Agricultural to M-1C Light Industrial District (Conditional), described as follows:

Part of Parcel 104-A1-49, Lots 8, 9 & 1B, W. G. Powers Subdivision:

Beginning at a point on the eastern side of the old Telegraph Road 780' east from the corner with the lands of W. M. Goodman and running thence S. 68° 41' E., 645' more or less; thence S. 43° 49' W., 148.8' more or less; thence N. 68° 41' W., 588.2' more or less; thence northerly 138' more or less along the eastern line of Telegraph Road to beginning and being the northern portions of Lots 8 and 9 and that portion immediately past lot number 9 and shown on plat made by William M. Redd August 1943 recorded with deed from Powers to Trevett dated August 24, 1945, and recorded in D.B. 345 page 501, except that the portion immediately east of lot number 9 is not shown on said plat, and containing two (2) 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). They are as follows:

1. Portable, mobile and billboard signs shall be prohibited.
2. The front 15 feet of depth parallel to the Telegraph Road right-of-way as determined at time of development shall be reserved as a landscaped area and entrance.
3. The front of building constructed within 200 feet of Telegraph Road and the north side of such building shall be primarily brick construction. The south side of the building shall be primarily of brick construction within 20 feet of the front of the building. The rest of the building to be primarily of masonry construction. All loading doors shall be located at the rear of this building.
4. Other buildings constructed on the property shall be primarily of masonry construction on the side which faces Telegraph Road.
5. Building height shall be restricted to the lesser of two stories or 30 feet.
6. Ingress and egress to Brockton Street shall be prohibited.

Mr. and Mrs. Fenton L. Corker
Page 2
November 18, 1986

7. The following regulations shall remain in force so long as the property abutting on the north is used for a residential purpose:
- (a) Any outdoor lighting shall be directed so as not to shine or glare on the property abutting on the north side of this property.
 - (b) No outdoor activities shall be permitted between the hours of 10:00 p.m. and 7:00 a.m. This restriction shall not be construed to limit or prohibit on-site parking.
 - (c) No loading doors shall face north.

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,

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

cc: Clerk, Board of Supervisors
Real Estate Assessment
✓ Conditional Zoning Index
Mr. Greg Beck
Mr. Andrew J. Gibb, CPM, CCIM