

R-3, R-6, A-1 to M-1C
14.1 ac.

*C-119C-88
w/d
by Applicant*



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

November 15, 1988

Re: Conditional Rezoning Case C-118C-88

Messrs. Douglass K. Woolfolk and
Richard L. Hedrick
Woolfolk Properties, Inc.
830 Southlake Blvd.
Richmond, Virginia 23236

Gentlemen:

The Board of Supervisors at its meeting on November 9, granted your request to conditionally rezone from R-3 One Family Residence, A-1 Agricultural, and R-6 General Residence to M-1C Light Industrial District (Conditional), property described as follows:

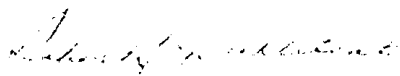
Parcels 105-B1-1, 39 and 42:

Beginning at a point of the N. line of Wilmer Avenue which point is 168' +/- west of the W. line of U.S. Route 301' thence along and fronting on the N. line of Wilmer Avenue, S. $83^{\circ} 37' 30''$ W., 576.18' to a point; thence S. $83^{\circ} 29'$ W., 210.56' to a point; thence N. $15^{\circ} 13' 20''$ E., 200.78' to a point; thence N. $83^{\circ} 23' 40''$ E., 80.00' to a point; thence N. $23^{\circ} 16' 20''$ W., 376.54' to a point on the S. R/W line of Interstate 95'; thence along a curve to the right with a radius of 2,544.42', 1,010.22' to a point; thence S. $11^{\circ} 38' 05''$ W., 238.96' to a point; thence S. $1^{\circ} 04' 32''$ E., 788.70' to the point of beginning, containing 14.148 acres.

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

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,


W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

Attachments:

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



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

AMENDED

AMENDED PROFFERS TO REPLACE ALL OTHER PROFFERS PREVIOUSLY SUBMITTED.

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

[Handwritten Signature]
Signature of Owner or Applicant

REV. 9.29.88
Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

PROFFERS FOR CONDITIONAL RE-ZONING

1. PRINCIPAL USES PERMITTED:

- A. Office and office buildings, business, professional and/or administrative.
- B. Banks, savings and loan, small loan establishments and/or similar financial institutions, drive-in or otherwise.
- C. Child care centers.
- D. Retail and service facilities as described in the B-2 District including, but not limited to, uses such as barbershops, beauty parlors, dining rooms, exercise rooms, newsstands, restaurants, cocktail lounges, cafeterias, valet service, automobile rental office, travel agency, retail stores for wearing apparel, jewelry, sporting goods, books, records, photographic equipment, gifts, art objects, stationery and office supplies, luggage, flowers, house plants, food, beverages, packaged fruits, tobacco, drugs, sundries, showroom, sales and service areas.
- E. Light industrial uses, limited to the following:
 - 1) Distribution businesses including warehousing;
 - 2) Laboratories, research, development or testing, but not testing of explosives;
 - 3) Wholesaling including warehousing;

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- 4) Warehousing (excluding mini-warehouses and self-service storage facilities);
- 5) Testing and repair facilities;
- 6) Light manufacturing uses as follows:
 - a. Manufacture or assembly of medical or dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games, electrical or electronic apparatus, communication equipment, photographic and metering equipment, firearms, electrical appliances, tools, dies, machinery, hardware products, or comparable uses.
 - b. Compounding of cosmetics, toiletries, drugs and pharmaceutical products, or comparable uses.

- F. Data processing center.
- G. Radio or television broadcasting studios and/or offices.
- H. Trade or business school, but not involving internal-combustion engines, heavy-duty trucks, construction machinery, heavy-duty equipment, handling equipment, or similar vehicles and equipment.
- I. Medical or dental clinics.
- J. Medical or dental laboratories.

2. RESTRICTIONS IMPOSED ON RETAIL AND SERVICE FACILITIES AND LIGHT INDUSTRIAL USES:

- A. All light industrial uses shall be conducted within a completely enclosed building, which may be an office building or a separate, freestanding building used exclusively for light industrial uses.
 - A-1. All light industrial uses shall be conducted so as not to create any danger to the health, safety and welfare or any material adverse impact on the property or surrounding areas by creating any excessive noise, vibration, smoke, dust, lint, odor, heat or glare beyond the confines of the said use.

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- B. Retail facilities shall not occupy more than 20% of the overall gross floor area (GFA) of the development or more than 30% of the (GFA) of any one proprietor.

3. DEVELOPMENT STANDARDS:

- A. Parking lot lighting shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting offsite, and which produce a lighting intensity of a maximum of one-half (1/2) foot candle at the boundaries of the Property, except at vehicular access points or as otherwise required by the Planning Commission at the time of Plan of Development approval. Parking lot lighting shall be reduced to a security level, following the closing of business operations on the site. Pole height of parking lot lights will not exceed twenty (20) feet.
- B. Outside storage shall be permitted so long as the storage areas are not visible from any of the Property perimeters and are shielded from the roadways within the development.
- C. Trash receptacle areas may be permitted, provided that they are completely screened from view by an architectural element which is similar to the building(s) on site.
- D. No more than 65% of the Property or any individual site developed thereon shall be covered by buildings, driveways and parking areas.
- E. Loading areas. Buildings or structures having loading areas shall be designed with an appropriate interior courtyard so that the loading operations are not visible from any of the Property perimeters and are shielded from the roadways within the development.
- F. Architectural treatment. The exterior wall surfaces (front, rear and sides) of each individual building shall be similar in architectural treatment and materials. All rooftop equipment shall be shielded so that it is screened from public view.

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G. Landscaped or natural buffer areas, as indicated below, will be provided, maintained, and supplemented by additional landscaping where necessary, around portions

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of the perimeter of the site, except to the extent necessary for utility or drainage easements, signage, roads, driveways or other purposes required or permitted by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, commission, board, department, or official thereof:

- 1) A landscaped or natural buffer area of a minimum of twenty-five (25) feet in width shall be provided along the entire Property perimeter.

EASTERN PROPERTY LINE, (15)
FIFTEEN FEET ALONG WILMER AVENUE,
AND (10) TEN FEET ALONG THE REMAINING
PROPERTY PERIMETER.

[Handwritten Signature]
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