

COUNTY OF HENRICO PLANNING OFFICE

LIGHT INDUSTRIAL USES

C-50C-88



11-A1-26  
VARINA DISTRICT

JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

June 14, 1988

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

Re: Conditional Rezoning Case C-50C-88

Fair Bluff Associates  
412 Libbie Avenue  
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on June 8, granted your request to conditionally rezone from PMD Planned Industrial to M-1C Light Industrial District (Conditional), described as follows:

Parcel 11-A1-26:

Beginning at a point at the intersection of the eastern right of way of Oakley's Lane and Interstate U.S. Route 64, designated as "Virginia Department of Highway's Monument 106.00' right of U.S. Route No. 64 eastbound lane c/1 station 598+00.00"; thence S. 81° 40' 34" E., 1411.75' to a point; thence along a curve to the left having a radius of 23112.31', 459.59' to a rod; thence S. 02° 49' 00" E., 1369.70' to a rod; thence S. 25° 18' 00" W., 228.50' to a rod; thence N. 64° 01' 30" W., 1271.74' to a rod; thence N. 85° 38' 20" W., 446.20' to a rod on the eastern right of way line of Oakley's Lane; thence along a curve to the left having a radius of 2895.00', 284.27' to a rod; thence continuing along the eastern right of way line of Oakley's Lane N. 16° 12' 24" W., 639.98' to a point; thence N. 08° 36' 43" W., 201.33' to a rod; thence N. 09° 03' 00" E., 212.13' to the point of beginning, containing +-55.1 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. 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.
2. 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 boundaries of the Property.
3. The minimum landscaped/buffered area required around the perimeter of the Property shall be fifty (50) feet when adjoining any "R" district property. Property perimeters adjoining any other zoning classification, major or minor arterial roadways or interstate right-of-way may be reduced to twenty-five (25) feet. No buildings or parking shall be permitted within the required landscaped/buffered area, however, vehicular and pedestrian access areas, publically dedicated roads and signs shall be permitted therein. Should it be necessary to run drainage, utility or other easements through these areas, the

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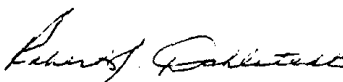
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landscaped/buffered area shall be compensated to the extent interrupted by said easement to maintain the integrity of the project perimeter, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review.

4. All utility lines such as electric, telephone, CATV or other similar lines shall be installed underground. This requirement shall apply to lines serving individual sites as well as to utility lines necessary within the Property, but not to existing lines on the Property.
5. The exterior wall surfaces (front, rear and sides) of each individual building shall be similar in architectural treatment and materials. No exposed portion of an exterior wall surface shall contain untreated or painted cinderblock.
6. The only uses permitted on the Property shall be those uses first permitted as principal uses in an M-1 Light Industrial District, and for offices, data processing centers, repair facilities, wholesaling, showroom sales and service areas, medical or dental laboratories, cafeterias or restaurants in association with and in support of and incidental to other permitted uses, and such other accessory uses, not otherwise prohibited, customarily accessory and incidental to any permitted use.
7. Loading docks and areas shall be located and/or screened so as to shield them from view from Oakley's Lane and any adjacent residentially-zoned property, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review.

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

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Mr. James W. Theobald  
Pan American Properties, Inc.