



COUNTY OF HENRICO PLANNING OFFICE

OFFICES / LIGHT INDUSTRIAL USES

15-B2-20
VARINA DISTRICT

C-52C-88



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

September 6, 1988

Re: Conditional Rezoning Case C-52C-88

General Parts, Inc.
 P. O. Box 26006
 Raleigh, North Carolina 27611

Gentlemen:

This corrected letter is in lieu of our letter dated August 30, 1988.

The Board of Supervisors at its meeting on August 24, granted your request to conditionally rezone from A-1 Agricultural and B-3 General Business to M-1C Light Industrial District (Conditional), property described as follows:

Parcel 15-B2-20:

Commencing at a point on the southern line of I-64 and the western line of Drybridge Road; thence S. 18° 43' 22" W., 324.26' to a point; thence S. 27° 40' 12" W., 368.82' to a point; thence S. 56° 20' 42" W., 118.35' to a monument; thence along a curve of length 272.21', and radius of 1949.86' to a point; thence S. 78° 07' 56" W., 672.58' to a point; thence N. 05° 40' 36" E., 1407.17' to a point; thence S. 56° 30' 25" E., 68.79' to a point; thence S. 54° 26' 39" E., 279.60' to a point; thence S. 67° 19' 31" E., 479.60' to a point; thence S. 71° 40' 14" E., 250.30' to a point; thence S. 72° 46' 20" E., 206.61' to the point of beginning, containing 25.6+- acres.

The Board of Supervisors accepted eight (8) proffered conditions. The Board did not accept the original proffered condition 8. The accepted eight proffered conditions, a copy of which is attached, 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
 W. F. LaVecchia, P.E., A.I.C.P.,
 County Manager

cc: Clerk, Board of Supervisors
 Supervisor, Real Estate Assessment
 Conditional Zoning Index
 Mr. David S. Cohn
 Elliott Properties, II

Post-it® Fax Note	7671	Date	12/13/96	# of pages	9
To	<i>David S. Cohn</i>	From	<i>W. F. LaVecchia</i>		
Co./Dept.		Co.			
Phone #		Phone #	672-4608		
Fax #	346-2600	Fax #			



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

AMENDED

C-52C-88

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]

July 27, 1988

Signature of Owner or Applicant: David S. Cohn,
Its attorney.

Date

1. A 40 foot wide buffer and greenspace strip will be maintained along the western property line, a 35 foot wide buffer and greenspace strip will be maintained parallel to the rights-of-way of each of Old Williamsburg Road and Drybridge Road and a 25 foot wide buffer and greenspace strip will be maintained parallel to the right-of-way of Interstate Route 64. Such strips may be penetrated only for utilities crossing as close to a 90 degree angle as possible and for necessary driveways and access. A detailed buffer and greenspace plan showing proposed berms, landscaping and retention of natural vegetation shall be submitted to the Planning Commission for its review and consideration with the Plan of Development for the property.
2. Each building shall be constructed to have a minimum set-back (measured from the face of the building) of 35 feet from the rights-of-way of each of Old Williamsburg Road, Drybridge Road and Interstate Route 64.
3. Each exterior building surface facing a public road or property owned by another shall be masonry which shall consist of either (a) brick, (b) split block, (c) tilt-up precast finished concrete panels or (d) tilt-up poured-in-place concrete with a finished, textured surface (but not solite block or unpainted or untreated concrete).
4. The height of buildings will be limited to 45 feet.
5. No portion of the property may be used for (a) outdoor sales, (b) funeral chapels, (c) public garages, (d) nursing homes, (e) child care centers, (f) automobile service stations, (g) bag, carpet and rug cleaning, (h) bottling, manufacturing, cold storage, or milk processing and distribution plants, (i) tire manufacturing, rebuilding or recapping plants, (j) restaurants, (k) hotels or motels or (l) indoor recreational establishments.
6. Not more than twenty-five (25) percent of the total square footage of floor area of all buildings on the property may be used for retail sales facilities.
7. All utilities to buildings on the property shall be underground.

Continued.. PLANNING OFFICE

NUMBER 1 through 7 ACCEPTED BY THE BOARD OF SUPERVISORS AUG. 24, 1988. Page 1 of 2

REC'D
AUG 23 1988



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

AMENDED

C-52C-88

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]

July 27, 1988

Signature of Owner or Applicant*

Date

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

NOT ACCEPTED 8/25/88

Not more than two means of access to Old Williamsburg Road and one means of access to Drybridge Road are permitted unless other means of access are required by the appropriate governmental authorities.

8. All uses of the property are subject to Plan of Development review and approval by the Planning Commission in accordance with Section 22 - 106 of the Henrico County Code.

Not accepted 8-25-88
[Signature]

RECEIVED

AUG 23 1988 4 PM

PLANNING OFFICE
COUNTY OF HENRICO

PROFFERED CONDITIONS & ~~MAP~~
NOT ACCEPTED BY THE
BOARD OF SUPERVISORS ON
AUGUST 24, 1988.

PLANNING OFFICE