

COUNTY OF HENRICO PLANNING OFFICE

44 - BI - 4

VARINA DISTRICT

JAS

OFFICE / WAREHOUSE

C-82C-88





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

August 24, 1988

Re: Conditional Rezoning Case C-82C-88

Mr. Kenneth W. Evans, et. ux.
P. O. Box P
Sandston, Virginia 23150

Dear Mr. Evans:

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


Parcel 44-B1-4:

Beginning at a rod on the N. line of Old Williamsburg Road, said rod being 300' east of the E. line of an unnamed road lying about 450' west of Old Memorial Drive; thence N. $50^{\circ} 52' 30''$ W., 440.82' to a rod on the S. line of the I-64/I295 ramp; thence S. $64^{\circ} 57' 08''$ E., 479.61' along said right of way line to a rod; thence S. $44^{\circ} 25' 50''$ E., 425.39' along said right of way line to a rod; thence S. $34^{\circ} 19' 59''$ E., 78.97' along said right of way line to a rod; thence S. $51^{\circ} 42' 19''$ W., 77.89' to a rod on the N. line of Old Williamsburg Road; thence westwardly along said right of way line on an arc to the left 726.01' to a monument; thence N. $81^{\circ} 48' 28''$ W., 58.41' to the point of beginning, containing 5.656 acres.

The Board of Supervisors accepted eight (8) of the nine (9) attached proffered conditions. Proffered Condition No. 7 was not accepted. The accepted proffered conditions 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
Mr. James C. Duke, Jr.



PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

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:

Demetrius W. Evans Signature of Owner or Applicant* July 8/88 Date

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

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The following proffered conditions amend and restate the proffered conditions filed with the application for rezoning, in their entirety:

1. A landscaped buffer area of a minimum of twenty-five (25) feet in width will be maintained along the right-of-way of Old Williamsburg Road (as such right-of-way is determined at the time of Plan of Development review). Utility easements, signage, access drives or other purposes requested and specifically permitted or required by the Planning Commission at the time of Plan of Development review may be placed within the aforesaid buffer area; provided that any utility easements or access drives extended therein shall run generally perpendicular to the buffer area.

2. Any building constructed on the Property shall have a minimum setback of thirty-five (35) feet from the right-of-way of Old Williamsburg Road and twenty-five (25) feet from the right-of-way of the interstate highway and access ramp thereto, adjacent to the Property along its northern boundary.

3. The visible portions of exterior building surfaces oriented to Old Williamsburg Road and located within seventy-five (75) feet of the right-of-way thereof, shall be of predominantly brick construction, exclusive of windows and trim.

4. The height of buildings will be limited to a maximum of forty-five (45) feet.

5. No portion of the Property may be used for (a) outdoor sales, (b) funeral chapels, (c) public garages, (d) nursing

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homes, (e) child care centers, (f) automobile service stations, (g) bag carpet and rug cleaning, (h) bottling, 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 percent (25%) of the total square footage of floor area of any building on the Property may be used for retail sales facilities.

NOT ACCEPTED
BY THE
BOARD OF
SUPERVISORS

7. There shall be a maximum of two (2) vehicular access drives between the Property and Old Williamsburg Road, unless otherwise required by any governmental body having jurisdiction with respect thereto.

~~7. — 8.~~ All uses on 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.

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AUGUST 24, 1988.

ACCEPTED, EXCEPT AS NOTED
ABOVE, BY THE BOARD OF SUPERVISORS

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COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

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:

Kenneth W Ewan
Signature of Owner or Applicant*

July 12, 1988
Date

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

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The following proffered condition is hereby filed in addition to the proffered conditions alrerady filed in this matter:

B.S. All utilities to buildings on the Property shall be underground.

RECEIVED

JUL 13 1988 10:30 AM

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COUNTY OF HENRICO

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