

R-3 TO M-IC  
15.44 ac.

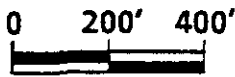
COUNTY OF HENRICO PLANNING OFFICE

OFFICE / WAREHOUSE

3-B 2-2

C-95C-88

FAIRFIELD DISTRICT



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

November 15, 1988

Re: Conditional Rezoning Case C-95C-88

Mr. Eugene L. Campbell  
Rt. 1, Box 277  
Manquin, Virginia 23106

Dear Mr. Chapbell:

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

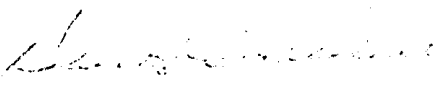
Parcel 3-B2-2:

Beginning at a point on the northeastern line of Laburnum Avenue at its intersection with the southeastern line of Vawter Avenue; thence N.  $51^{\circ} 59' 30''$  E., 25.54' to a point; thence along a curve to the left in said line with radius of 602.96', 494.61' to a point; thence N.  $4^{\circ} 59' 30''$  E., 46.06' to a point; thence along a curve to the right in said line with radius of 1115.92', 233.62' to a point marked by a rod; thence S.  $53^{\circ} 15' 55''$  E., 239.70' to a point marked by a stone; thence S.  $51^{\circ} 18' 10''$  E., 548.71' to a point marked by a stone; thence S.  $21^{\circ} 07' 10''$  W., 628.90' to a point marked by a rod; thence S.  $30^{\circ} 05' 30''$  W., 450.24' to a point on the northeastern line of Laburnum Avenue marked by a rod; thence along a curve to the right in said line with radius of 1382.40', 152.30' to a point marked by a stone; thence N.  $30^{\circ} 26' 13''$  W., 499.07' to a point marked by a stone; thence along a curve to the left in said line with radius of 1959.86', 231.71' to the point of beginning, containing 15.44 acres.

The Board of Supervisors accepted the attached fourteen 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  
Mr. Edward E. Willey, Jr.



COUNTY OF HENRICO, VIRGINIA

C-95C-88  
EUGENE L. CAMPBELL  
PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

SECOND  
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:

*Eugene L. Campbell*  
Signature of Owner or Applicant\*

October 27, 1988  
Date

- \* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.
1. Landscaped or natural buffer areas, as indicated below, will be provided, maintained, and supplemented by additional landscaping provided, maintained, and supplemented by additional landscaping where necessary, around portions 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:
    - a) A landscaped or natural buffer area of a minimum of ten (10) feet in width along the right-of-way of Laburnum Avenue, as such right-of-way is determined at the time of Plan of Development review
    - b) A landscaped or natural buffer area of a minimum of ten (10) feet in width along the right-of-way of Vawter Avenue as such right-of-way is determined at the time of Plan of Development review.
    - c) A natural buffer area of a minimum of one hundred (100) feet along the northern and eastern lines of the site, with a ten (10) foot wooden fence constructed along the parking lot side of said buffer. Utility easements may cross said buffer area at right angles only, and except for outfall pipes (under the same control as utility easements) and the northwest 150 feet of said buffer, there shall be no storm water management facilities located therein.
  2. No building shall be constructed within 100 feet of the residential properties to the north and east of the site.
  3. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the site shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials, unless different architectural treatment and/or materials are specifically accepted with respect to the exposed portion of any such wall, by the Planning Commission at the time of Plan of Development review. No exposed portion of any exterior wall shall consist of untreated or unpainted cinderblock, or of metal, exclusive of trim.

PLANNING OFFICE



COUNTY OF HENRICO, VIRGINIA

C-95C-88  
EUGENE L. CAMPBELL  
PROFFERS FOR CONDITIONAL REZONING

ORIGINAL       SECOND 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:

Eugene L. Campbell      October 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.
- 4. 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 site, 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.
- 5. Any parking lot containing more than 25 spaces shall be landscaped with plantings and trees to the extent of 10% of the paved surface.
- 6. There shall be no outside storage of any equipment, vehicles, materials, or supplies, except that trash receptable areas may be permitted, provided that they are enclosed within areas which are completely screened from view and which are architecturally similar to the building(s) on the site.
- 7. Buildings or structures having loading areas shall be designed with an appropriate interior courtyard so that the loading operations do not face any of the site perimeters and are adequately shielded from the roadways within the development.
- 8. No more than 65% of the property or any individual site developed thereon shall be covered by buildings, driveways and parking areas.
- 9. Uses on the site shall be limited to those permitted in office and office service districts, and as regulated by §22-50.18:1. (a), (al), (b) and (d).
- 10. There shall be no access to or from the property and Sizer Road.
- 11. Development of each individual site on the property shall be subject to Plan of Development review.
- 12. There shall be no firearms manufactured on the property.
- 13. There shall be no tool and die manufacturing on the property.

PLANNING OFFICE

POF-003-3/87

NOV. 9, 1988 p20F2 ACCEPTED BY THE BOARD OF SUPERVISORS

*Handwritten note:* Hours that facilities on the property are open to the public shall be limited to 7am to 9pm.