

COUNTY OF HENRICO PLANNING OFFICE
 OFFICE / WHSE. & CONSERVATION

PT. 3-A1-6
 FAIRFIELD DISTRICT

C-107C-89



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

January 16, 1990

Re: Conditional Rezoning Case 107C-89

Pinoque Corp.
c/o Mr. Robert P. Buford
2512 W. Cary Street
Richmond, Virginia 23220

Gentlemen:

The Board of Supervisors at its meeting on January 10, granted your request to rezone from A-1 Agricultural and R-6 General Residence to C-1 Conservation District and to conditionally rezone from B-2 Business, R-6 General Residence and A-1 Agricultural to M-1C Light Industrial District (Conditional), property described as follows:

Part of Parcel 3-A1-6:

Property rezoned M-1C Light Industrial District (Conditional)

Beginning at a point on the S. line of Azalea Avenue, said point being 235' from the E. line of Richmond-Henrico Turnpike Extended; thence continuing along Azalea Avenue in a curve to the left having a radius of 1,279.06' and a length of 499.46' to a point; thence continuing along Azalea Avenue S. 84° 23' 30" E., 298.85' to a point; thence continuing along Azalea Avenue in a curve to the right having a radius of 300.00' and a length of 107.37' to a point on the W. line of Carolina Avenue; thence continuing along Carolina Avenue in a curve to the right having a radius of 250.00' and a length of 188.11' to a point; thence continuing along Carolina Avenue S. 20° 46' 09" E., 49.49' to a point; thence S. 20° 46' 30" E., 99.71' to a point; thence S. 30° 05' 41" E., 155.45' to a point; thence S. 11° 52' 16" E., 108.98' to a point; thence S. 20° 45' 37" E., 54.16' to a point; thence leaving Carolina Avenue in a westerly direction generally along the 100 year flood plain for approximately 2,123' to a point; thence N. 10° 11' 12" E., 117.44' to a point on the E. line of Richmond-Henrico Turnpike; thence continuing along Richmond-Henrico Turnpike N. 27° 52' 10" E., 956.00' to a point; thence leaving Richmond-Henrico Turnpike S. 65° 05' 17" E., 250.00' to a point; thence N. 25° 13' 19" E., 190.00' to the point of beginning, containing 34.3 +- acres.

Property rezoned C-1 Conservation District

Beginning at a point on the W. line of Carolina Avenue, said point being approximately 617' from the S. line of Azalea Avenue Extended; thence continuing along Carolina Avenue S. 25° 28' 31" E., 78.23' to a point; thence leaving Carolina Avenue S. 79° 09' 32" W., 191.01' to a point; thence S. 08° 15' 08" E., 60.00' to a point; thence N. 81° 24' 53" E., 225.33' to a point on the W. line of Carolina Avenue; thence continuing along Carolina Avenue S. 43° 33' 28" E., 192.29' to a point; thence leaving Carolina Avenue S. 56° 30' 15" W., 116.32' to a point; thence S. 80° 42' 35" W., 274.15' to a point; thence S. 80° 31' 45" W., 231.57' to a point; thence S. 56° 04' 21" W., 112.06' to a point;

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thence S. 29° 37' 40" W., 107.04' to a point; thence S. 55° 57' 40" W., 124+-' to a point along the centerline of a branch; thence continuing along the centerline of the branch in a northerly direction 441' more or less to the centerline of Horse Swamp Creek; thence continuing along Horse Swamp Creek in a westerly direction 1,610' more or less to a point; thence N. 18° 43' 00" E., 208.47' to a point along the 100 Year Flood Plain; thence continuing along the 100 Year Flood Plain in an easterly direction 2,123' more or less to the point of beginning, containing 10.7 +- acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described M-1C zoned property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. Development of each individual site on the property shall be subject to Plan of Development Review and approval by the Planning Commission.
2. A 20 foot landscape or natural buffer area will be maintained, except to the extent necessary for utility easements, or other purposes required by the Planning Commission at the time of Plan of Development Review, along the boundary of the property for as long as properties adjacent to such buffer area remain zoned for residential use. Underbrush and fallen, diseased or dead plants may be removed, and additional plantings may be added. Where the placement of utility easements within a buffer area results in the inability of an owner to provide adequate screening within such buffer area, screening shall be provided adjacent to the buffer area, to properly screen development on a parcel from adjacent properties, as determined by the Planning Commission at the time of Landscape Plan Review.
3. No building shall be constructed within fifty (50) feet of the right-of-way of Richmond-Henrico Turnpike as determined at time of Plan of Development.
4. A maximum of two curb cuts providing ingress and egress to the property shall be allowed along Carolina Avenue.
5. A maximum of one curb cut providing ingress and egress to the property shall be allowed along Richmond-Henrico Turnpike.
6. No exposed untreated CMU (concrete masonry units).

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