

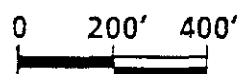
COUNTY OF HENRICO PLANNING OFFICE

LIGHT INDUS. USES

PT. II - BI - II

C-10C-89

VARINA DISTRICT



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

February 14, 1989

Re: Conditional Rezoning Case C-10C-89

Fair Bluff Associates  
412 Libbie Avenue  
Richmond, Virginia 23226

Gentlemen:

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

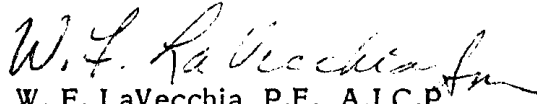
Part of Parcel 11-B1-11:

Beginning at a point on the east line of Oakleys Lane 1287.5 feet south of the south line of Interstate Route 64; thence South  $85^{\circ} 32' 52''$  East 446.24 feet to a point, thence South  $63^{\circ} 56' 06''$  East 1271.81 feet to a point, thence South  $25^{\circ} 26' 15''$  West 97.09 feet to a point; thence South  $39^{\circ} 21' 43''$  west 97.16 feet to a point; thence North  $88^{\circ} 29' 08''$  West 331.08 feet to a point; thence along a curve of radius 2603.35 feet for a length of 340.22 feet to a point; thence along a curve of radius 1857.11 feet for a length of 293.07 feet to a point; thence North  $86^{\circ} 55' 53''$  West 314.43 feet to a point; thence North  $16^{\circ} 45' 57''$  West 72.31 feet, more or less to a point in the center of a creek, thence along the center of the creek in a northwest direction, 157.0 feet, more or less to a point on the East line of Oakleys Lane; thence along the East line of Oakley's Lane along a curve of radius 2895.00 feet for a length of 613.65 feet to the point of beginning containing 18.01 +- acres.

The Board of Supervisors accepted the attached seven 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  
✓ Ms. Eloise H. Jones  
Mr. James W. Theobald



0-100-89

**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:

*James W. Theobald*

November 29, 1988

Signature of Owner or Applicant\* James W. Theobald, Attorney  
in Fact for Eloise H. Jones and Fair Bluff Associates

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

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 along the eastern perimeter of the Property shall be fifty (50) feet when adjoining any "R" district property. The minimum landscaped/buffered area required along the southern and western perimeters of the Property 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 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.

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ACCEPTED BY THE BOARD OF SUPERVISORS  
FEB 8, 1989  
PLANNING OFFICE

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.

C-10C-89  
P20f-2-

ACCEPTED BY THE BOARD OF SUPERVISORS  
FEB 8, 1989