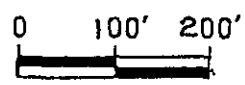


COUNTY OF HENRICO PLANNING OFFICE
 9-B2-41 & 10-A2-23,24
 VARINA DISTRICT

DISTRIBUTION CENTER
 C-22C-89



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

June 20, 1989

Re: Conditional Rezoning Case C-22C-89

Charles E. Brauer Company, Inc.
21 South 21st. Street
Richmond, Virginia 23223

Gentlemen:

The Board of Supervisors at its meeting on June 14, granted your request to conditionally rezone from B-3 Business and A-1 Agricultural to M-1C Light Industrial District (Conditional), described as follows:

Parcels 9-B2-41, 10-A2-23 and 24:

Beginning at a rod on the South side of Williamsburg Road across from the intersection of Williamsburg Road and Eastover Avenue; thence along a bearing of S. $14^{\circ} 46' 40''$ W., 300.0' to a rod; thence along a bearing of N. $89^{\circ} 07' 40''$ E., 72.0'; thence along a bearing of S. $86^{\circ} 43' 35''$ E., 212.20'; thence along a bearing of S. $15^{\circ} 35' 55''$ W., 554.42'; thence along a bearing of N. $74^{\circ} 41' 40''$ W., 199.92'; thence along a bearing of N. $74^{\circ} 42' 40''$ W., 199.83'; thence along a bearing of N. $14^{\circ} 10' 30''$ E., 747.80'; thence along a bearing of N. $88^{\circ} 12' 40''$ E., 144.3' to the point of origin, containing 5.66 acres.

The Board of Supervisors accepted the attached 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,

Robert J. Pahl
for W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Engineering Design Associates
Mr. John F. Daniel



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:

John F. Daniel
Shirley A. Daniel
Signature of Owner or Applicant*

12-8-88
Date

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

- 1) The following proffers conditions shall apply to all development within 300' from the right of way line of Williamsburg Road.
 - a. Only one building a maximum of one story in height and 8,000 square feet in area shall be erected within 300' of the right of way line of Williamsburg Road.
 - b. The walls visable from Williamsburg Road of any building within 300' of Williamsburg Road shall be constructed of brick, textured masonry or textured concrete. Untreated or unpainted concrete block will not be permitted.
 - c. All exterior lighting within 300' of Williamsburg Road shall be a maximum of 20' in height and shall have a consealed light source (ie. shadow box type)
 - d. Any freestanding sign located within 300' of Williamsburg Road shall comply with the sign regulations for a B-1 district. All signage attached to the building within 300' of Williamsburg Road shall comply with the sign regulations for a B-2 district.
 - e. A landscaping strip of 15' minimum depth at any point shall be provided along Williamsburg Road; however, the average depth of the landscaping strip shall not be less than 25'. The dimension of the landscape strip shall be measured from the ultimate width of right of way as determined at the time ~~of~~ the POD is reviewed. The building set back from Williamsburg Road shall be a minimum of 75'.
 - f. The use of the property within 300' of Williamsburg Road shall be limited to those uses allowed in B-3 districts, except that no outside sales, service, or the storage of materials shall be permitted within 300' of Williamsburg Road.

- 2) Only one curb cut to Williamsburg Road shall be permitted for the property.

RECEIVED

MAR 10 1989

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COUNTY OF HENRICO
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ACCEPTED BY THE
BOARD OF SUPERVISORS
JUNE 14, 1989

C-22C-89
Pl of 1