



CONTRACTORS OFFICE &
 COMMUNICATION TOWER
C-20C-93



77-B1-30
THREE CHOPT DISTRICT
 HENRICO COUNTY PLANNING OFFICE

CZI

COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

May 3, 1993

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-20C-93

Mr. Mark E. Caskey, President
Caskey Construction Company
11915 Dalkeith Lane
Richmond, Virginia 23233

Dear Mr. Caskey:

The Board of Supervisors at its meeting on April 28, granted your request to conditionally rezone property from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcel 77-B1-30, described as follows:

Beginning at a right-of-way monument located at the intersection of the northwest line of Interstate Route 64 and the northwest line of Pouncey Tract Road (State Route 271); thence N. 15° 25' 36" W., 62.53' to a point; said point being 23.33' south of a right of way monument on the northwest line of Pouncey Tract Road; the distance between the two monuments being a curve to the right with a radius of 45,686.61', length 248.52'; thence S. 83° 35' 15" E., 1636.93' to a point on the southwest line of Exit Ramp from Interstate 295; thence along said southwest line S. 71° 46' 00" W., 534.12' to a right-of-way monument on a curve to the right with a radius of 636.20'; length 168.38' to a right-of-way monument; thence N. 71° 09' 35" W., 742.56' to the place of beginning, containing 5.854 acres.

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

1. The following uses shall not be permitted on the property:
 - A) Automobile service station.
 - B) Automobile, truck, trailer, motorcycle or bus sales or rental.
 - C) Auto salvage or junk operation.
 - D) Boat and boat trailer sales.
 - E) Car wash, automatic or otherwise.
 - F) Fortune teller, palmist, astrologist, numerologist, clairvoyant, craniologist, phrenologist, card reader, spiritual reader or similar activity.
 - G) Manufactured home sales, display and storage; or sales, rental, display and storage or travel trailer, travel vans, campers, and truck camper tops.
 - H) Public dance halls.
 - I) Rifle or pistol range.
 - J) Shell houses or display houses.
 - K) Gun shop, sales and repair.

- L) Amusement park, carnival, circus and fairgrounds.
- M) Auditorium and assembly hall, coliseum, stadium and race track.
- N) Drive-in theatre.
- O) Adult book store.
- P) Commercial flea markets.
- Q) Tire manufacturing, rebuilding or recapping plants.
- R) All retail uses except those related to plumbing supply and fixture businesses, electrical supply and fixture businesses, and cabinet manufacturing businesses which are primarily wholesale with retail sales limited to customer counter sales and display areas with inventory primarily located in attached warehouse areas, which warehouse areas are not generally open to the public.

2. Architectural Treatment. The exterior wall surfaces (front, rear and sides) of each individual building shall be similar in architectural treatment and materials. No portion of an exterior wall surface shall contain unfinished concrete, untreated concrete masonry, or unfinished metal. All rooftop equipment shall be shielded so that it is screened from public view at ground level.
3. Loading Dock Treatment. Loading docks and areas, including any outside storage areas, shall be located and/or screened so as to shield them from public view at the property lines.
4. Enclosed Building Requirement. All industrial uses, storage of materials and heavy equipment shall be conducted within completely enclosed buildings which may be office buildings or separate, free standing buildings used for light industrial uses.
5. Safe Conduct of Operations. All 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.
6. Open Space. At least twenty-five percent (25%) of the property shall be used for permanent open space. This area may include landscaping, screening or buffer areas.
7. Building Setback. No building or any portion thereof shall be constructed within one hundred (100) feet of any existing residence.
8. Height Limitation. No building or any portion thereof constructed on the property shall exceed the greater of two (2) stories in height or thirty-five (35) feet.
9. Outdoor Lighting. Within one hundred (100) feet of Pouncey Tract Road, outdoor lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade of the base of the lighting standard, and lighting therefrom shall be produced from concealed sources of light (i.e., "shoe box" type).
10. Buffers. Buffers consisting of natural areas, berms or landscaping, or combinations thereof, for purposes of lessening the visual impact of the development of the Property

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on adjacent land, of a minimum width as set forth below, will be provided and maintained, except to the extent necessary for vehicular and pedestrian access ways, utility easements, signage or other purposes specifically permitted by the Planning Commission at the time of Plan of Development review, or by any other governmental body:

- (a) fifty (50) feet in width along Pouncey Tract Road.
- (b) Fifteen (15) feet in width along the southern boundaries of the Property fronting on I-295 and I-64.

Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall, be removed from such buffer area, and if so removed, additional plantings shall be added. Should it be necessary to run drainage, utility or other easements through the buffer areas, such areas shall be compensated to the extent interrupted by said easement to maintain the integrity of the buffer area.

- 11. Signs. Signage on the property shall be limited to O/S zoning district standards.
- 12. Access. Uses of the property shall be limited to a communications tower and contractor office and related warehouse/garage facilities until an access approved by VDOT is provided to the property.

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,


Virgil R. Hazelett, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. Edward E. Willey, Jr., Esquire