

*ASO District
 All parcels or portions thereof located on this Section sheet are within the ASO Airport Safety Overlay District and are subject to the regulations in Section 22-92.2 of Chapter 22 of the County Code.

8-B2-95 & 96

FAIRFIELD DISTRICT

MINI-WAREHOUSES

C-55C-93



®

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 16, 1994

Re: Conditional Rezoning Case C-55C-93

Mr. Donald B. Heslep
2700 Walhala Dr.
Richmond, Va. 23236

Dear Mr. Heslep:

The Board of Supervisors at its meeting on February 9, granted your request to conditionally rezone property from B-2 Business District to M-1C Light Industrial District (Conditional), Parcels 8-B2-96 and part of Parcel 8-B2-95, and 8-B2-96, described as follows:

Beginning at a point on the N. line of Nine Mile Road (State Route No. 33), 370.20' from the W. line extended of Cedar Fork Road in Henrico County, Virginia (Fairfield District); thence continuing along the N. line of Nine Mile Road S. $74^{\circ} 00' 39''$ W., 101.70' to a point; thence along a curve to the left with radius of 5736.58' and a length of 44.30' to a point; thence continuing along a curve to the left with a radius of 5763.58' and a length of 480.84' to a point; thence leaving Nine Mile Road N. $9^{\circ} 41' 12''$ E., 706.00' to a point; thence N. $62^{\circ} 52' 20''$ E., 439.44' to a point; thence S. $27^{\circ} 40' 13''$ E., 94.63' to a point; thence S. $27^{\circ} 38' 30''$ E., 294.75' to a point; thence S. $62^{\circ} 21' 30''$ W., 50.00' to a point; thence S. $27^{\circ} 38' 30''$ E., 105.00' to a point; thence S. $74^{\circ} 00' 39''$ W., 120.87' to a point; thence S. $15^{\circ} 59' 21''$ W., 203.00' to a point on the N. line of Nine Mile Road; thence along Nine Mile Road S. $74^{\circ} 00' 39''$ W., 41.01' to the point and place of beginning as shown on a plat by Youngblood, Tyler & Associates, dated 7/15/93 and revised 11/2/93, containing 8.769 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 use of the property shall be limited to a mini-storage warehouse facility as regulated by the M-1 District, as well as those uses which are permitted and regulated by the B-2 District. The property will not be used for a car wash facility.
2. Building layout shall be designed so that loading and unloading operations are not visible from Nine Mile Road.
3. Fencing and gate facing Nine Mile Road will be wrought iron.
4. Hours that facilities are open to the public shall be limited from 7:00 a.m. to 9:00 p.m.
5. Refuse disposal containers shall be screened from public view by wood fence and said containers shall only be emptied or serviced between the hours of 9:00 a.m. and 6:00 p.m.

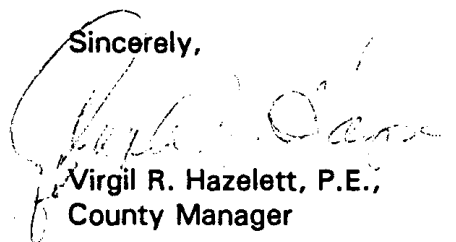
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6. Office/Manager's quarters will be brick and standing seam metal roof.
7. Any side of a building that is adjacent to and faces Nine Mile Road or Lot 2 of Parrish Subdivision, Section 1, on the eastern property line shall be brick and also have a 42" mansard metal paneling extending above the roof line.
8. A 25 ft. landscape buffer and/or berm will be done on Nine Mile Road to promote street appeal and quality development.
9. Outside storage of campers, boats, equipment and other material is prohibited.
10. Square feet of free standing sign will not exceed 60 square feet in area and will not exceed 8 feet in height.
11.
 - a. Storage of toxic or hazardous materials will be prohibited.
 - b. Storage of animals or dangerous equipment will be prohibited.
12. Playing of musical instruments will be prohibited.
13. Power equipment within storage units that can be heard from outside the property line will be prohibited.
14. Once constructed, the mini-storage warehouse facility shall not permit public retail sales from individual storage units, except for periodic auction sales relating to the operation of the mini-warehouse.

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: Director, Real Estate Assessment
Conditional Zoning Index
Ms. Mazie M. Parrish
Mr. Edward M. Saylor