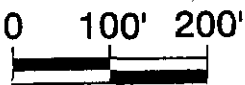


**\*ASO District**  
 All parcels or portions thereof located on this Section sheet are within the ASO Airport Safety Overlay District and are subject to the regulations in Section 22-92.2 of Chapter 22 of the County Code.

PT. OF 194-A-53  
 VARINA DISTRICT

CONTRACTORS OFFICE & SHOP

**C-85C-97**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

## COUNTY OF HENRICO

February 23, 1998

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-85C-97

Mr. Doug Godsey  
Godsey & Son, Inc.  
2461 Charles City Road  
Richmond, VA 23231

Dear Mr. Godsey:

The Board of Supervisors at its meeting on February 11, 1998, granted your request to conditionally rezone property from M-1C Light Industrial District (Conditional) to M-2C General Industrial District (Conditional), Part of Parcel 194-A-53, described as follows:

Beginning at a point on the S. line of Charles City Road, approximately 0.6 miles east of Monahan Road; thence along the S. line of Charles City Road, S. 47° 30' 00" E., 425.00'; thence leaving the S. line of Charles City Road, S. 42° 30' 00" W., 159.46'; thence along a curve to the left having a radius of 275.00'; 79.88'; thence S. 25° 51' 23" W., 361.66'; thence S. 74° 51' 18" W., 111.54'; thence S. 41° 52' 40" W., 151.60'; thence S. 60° 37' 38" W., 99.05'; thence N. 64° 08' 37" W., 167.50'; thence N. 25° 51' 23" E., 1015.19' to the point of beginning, containing 7.165 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 24, Code of Henrico (Zoning Ordinance):

1. **Buffers:** A buffer of fifty (50) feet in width shall be provided and maintained along the western property line. Fallen, diseased and dead vegetation and trees may be removed from such buffer areas, as necessary. This buffer shall be maintained in a condition to provide adequate screening and if removal of dead or diseased trees is required, additional trees shall be planted in order to maintain the integrity of the buffer. If the adjoining A-1 property to the west is rezoned to an industrial use, the western buffer can be reduced to twenty-five (25) feet.
2. **Uses.** The property shall be used only for those uses first allowed in the M-1 Light Industrial District except for a contractor's storage yard, the outside storage or parking of vehicles, equipment, supplies and other uses associated with a storage yard.
3. **Building Setback.** No building shall be constructed within one hundred (100) feet of Charles City Road.
4. **Building Materials:** The front of any principal building within one hundred twenty-five (125) feet of Charles City Road shall be constructed of brick, decorative block, dryvit, metal accent panels or glass and appropriate trim materials.

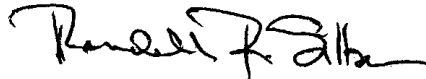
Mr. Doug Godsey  
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5. Building Height: No building constructed on the property shall be the greater of two stories or thirty (30) feet in height.
6. Trash Receptacles: Trash receptacles shall be screened from public view at ground level in a manner approved by the Planning Commission at the time of plan or development review. No trash pickup shall occur before 7:00AM or after 7:00PM week days or on the weekend.
7. Parking Lot Lighting: Parking lot lighting fixtures shall not exceed twenty-five (25) feet in height as measured from the grade of the base of the lighting standard. The light fixtures shall be shielded to minimize any adverse affects on adjacent roadways and agriculturally zoned property. Lighting shall be reduced to no more that security level following the close of daily business.
8. HVAC: Heating and air conditioning equipment shall be screened from view at ground level at the property lines.
9. Public Address Systems: No outside public address, paging or speaker system, audible outside of any building shall be permitted.
10. Equipment Storage: All outside storage shall be within an area enclosed by a chain link fence not less than six (6) feet in height topped with three (3) strands of barbed wire, or as otherwise approved by the Planning Commission.
11. Screening: Any screening or fencing that is provided between Charles city Road and the outside storage area shall not be less than eight (8) feet in height and shall be constructed of materials similar to, compatible with or complimentary to the materials of the front of the building and as approved by the Planning Commission at the time of plan of development approval.
12. Signage: Signs will be limited to monolithic type signs, approved attached signs and directional signs. No sign shall be lit either directly or indirectly.
13. Dedication of Right of Way: The developer shall dedicate additional right of way for Charles City Road as required by the Department of Public Works. If at the time of the future road improvements to Charles City Road, any right of way not necessary for those improvements will revert back to the owner of the property.
14. Equipment Repair: All repair of equipment shall be conducted within an enclosed building.

Mr. Doug Godsey  
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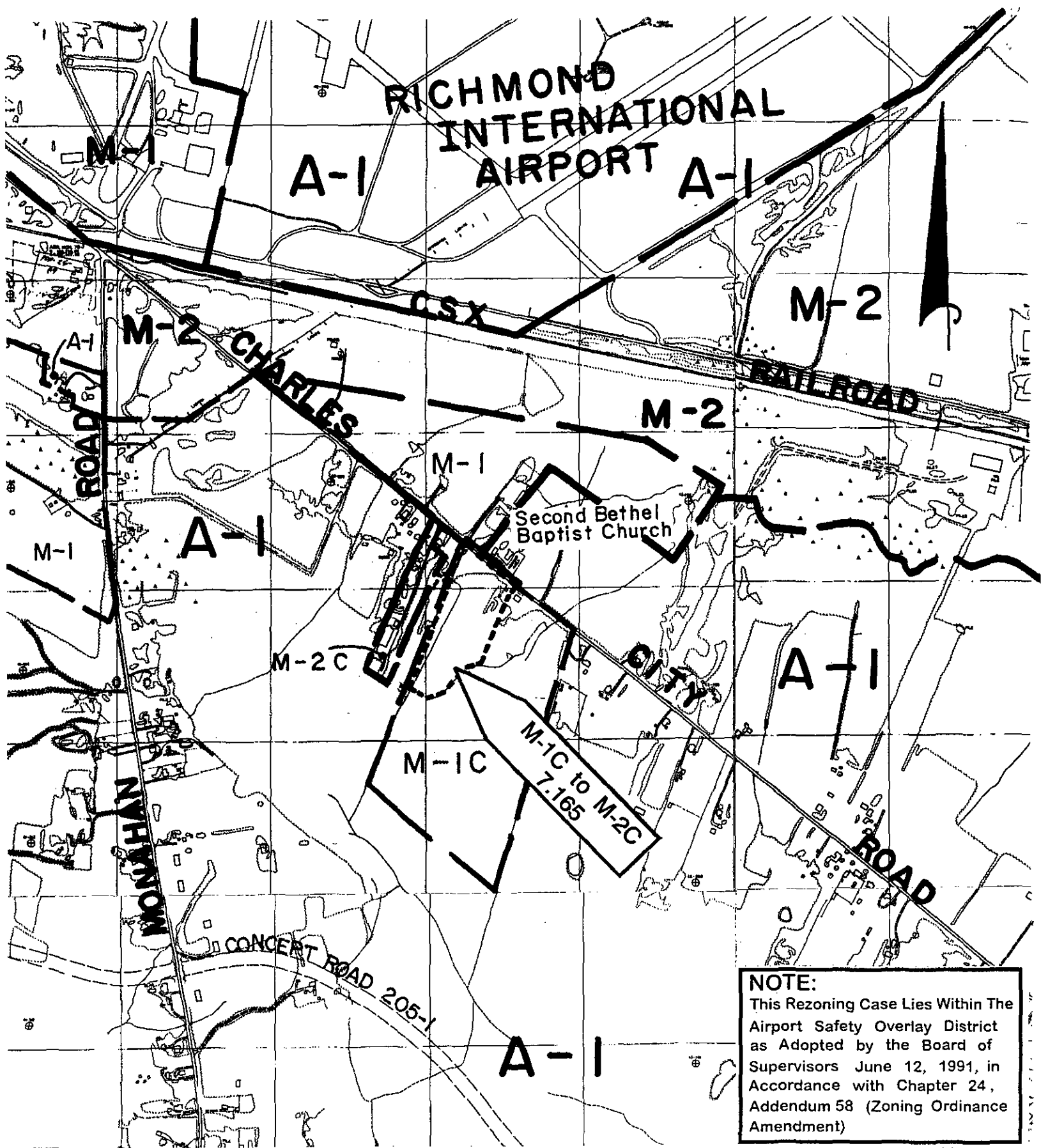
The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Engineering Design Associates  
Premier Properties V, LLC

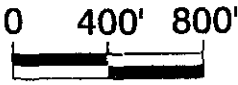


**NOTE:**  
 This Rezoning Case Lies Within The Airport Safety Overlay District as Adopted by the Board of Supervisors June 12, 1991, in Accordance with Chapter 24, Addendum 58 (Zoning Ordinance Amendment)

Pt. Of 194-A-53  
 VARINA DISTRICT

CONTRACTORS OFFICE AND SHOP

**C-85C-97** ®



HENRICO COUNTY PLANNING OFFICE