



HUNGAR ROAD

R-3

R-4C

R-6C

R-5C

R-5

R-3

M-1

R-3.2

R-5

R-3

0-2 to M-1C  
9.6 Acres

M-1  
PARHAM

M-1C

M-2

Pt. of 61-A-75

BROOKLAND DISTRICT

HENRICO COUNTY PLANNING OFFICE

LIGHT INDUSTRIAL

C-75C-99





COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

February 15, 2000

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-75C-99

Mr. Henry L. Wilton  
6421 Rigsby Rd.  
Richmond, VA 23226

Dear Mr. Wilton:

The Board of Supervisors at its meeting on February 8, 2000, granted your request to conditionally rezone property from O-2 Office District to M-1C Light Industrial District (Conditional), Part of Parcel 61-A-75, described as follows:

Beginning at a point on the northern right-of-way line of Parham Road, said point being the southeast corner of Henrico County tax parcel number 61-A-76. Thence, leaving said Parham Road along the eastern property line of said tax parcel 61-A-76, N. 41°-20'-21" W., 1406' +- to a point in the southern line of Hollins Glen Subdivision; thence along the southern line of said Hollins Glen Subdivision, N. 72° 01' 10" E., 198' +- to a point; thence leaving said line of Hollins Glen Subdivision, S. 52° 06' 20" E., 1365' +- to a point on the northern right-of-way line of Parham Road; thence along the northern right-of-way line of said Parham Road, S. 48° 58' 50" W., 167' +- to a point; thence continuing along the right-of-way of said Parham Road on a curve to the right with a radius of 2794.79', a central angle of 5° 31' 49" and a length of 270' +- to the point of beginning and contains approximately 9.6 acres.

The Board of Supervisors accepted the following proffered conditions, dated February 7, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Building Materials.** Materials used on the Property shall be quality building materials such as architectural concrete, architectural block (including split face block), architectural metals, brick, tilt-up concrete, metal and glass curtain walls, metal curtain construction systems or synthetic stucco. The fronts of buildings to incorporate no more than 50 percent metal. Painted cinder block may only be used in the rear of the buildings.
2. **Parking Lot Lighting.** Parking lot lighting fixtures shall not exceed twelve (12) feet in height as measured from the grade of the base of the lighting standard unless otherwise requested and specifically permitted, or required by the County. There will be no spill over of lighting in excess of 0.5 candles to residential property. Security lighting will be provided adjacent to business property where needed. Lighting shall be emitted from a concealed source of light.

3. Equipment/Other Screenings. All heating and air conditioning equipment, trash receptacles, satellite dishes, electric generators and similar equipment shall be screened from public view at ground level at the property line in a manner approved by the Planning Commission at the time of Plan of Development Review. All dumpsters shall be screened utilizing masonry materials with the exclusion of the gates.
4. Underground Utilities Line. Except for junction boxes, meters and existing overhead utility lines and wetlands, if any, all utility lines shall be underground.
5. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer
6. Ratio of Office Use. If developed as office warehouse, a minimum of 20 percent of the total square footage of the project shall be utilized as office/retail space.
7. Buffer Adjacent to Residential Property: A natural and/or landscaped buffer adjacent to the residential subdivision along the northern property line will be provided within the existing setback requirements established in Section 24-94 of the Henrico County Zoning Ordinance. This buffer shall screen any loading doors visible from the residential area. To further minimize any visual impact, the buffer shall be supplemented as determined by the County after site plan review prior to occupancy permit being issued by Henrico County.
8. Fronting on Parham Road: All buildings along Parham Road shall front on Parham Road and the exterior surfaces of these buildings shall be constructed of reddish-brown brick or similar material. *All* loading doors shall not front on Parham Road. Such buildings shall not occupy a land parcel larger than 400 feet back from the existing northwest right-of-way line of Parham Road.
9. Access: Access shall be primarily gained from Ackley Road as shown on the attached plan "Exhibit A". Parham Road access shall be permitted solely to serve a single parcel not more than 400 feet back from the existing northwest right-of-way line of Parham Road.
10. Greenbelt Along Parham Road: A thirty-five (35) foot greenbelt shall be maintained between the ultimate right-of-way of Parham Road and any proposed site improvements. The greenbelt area shall consist of berms, landscaping, or may be left in its natural condition or a combination thereof, except to the extent necessary or required for utility and drainage easements, signage, and access to and from the site as approved at the time of Plan of Development Review.
11. Signage along Parham Road: Any detached sign shall be monument-style signage along Parham Road, shall not exceed ten (10) feet in height nor seventy-five (75) square feet in area.

Mr. Henry L. Wilton  
February 15, 2000

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12. Restricted Uses Along Parham Road: That area of the site lying within 400 feet of the northwest line of Parham Road shall only be used for those uses first permitted in the M-1, Light Industrial District and the B-1, Business District. However, the following uses are not permitted: a) automobile filling and service stations, b) grocery or convenience stores, and c) restaurants.

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  
Commonwealth Atlantic Land Co.

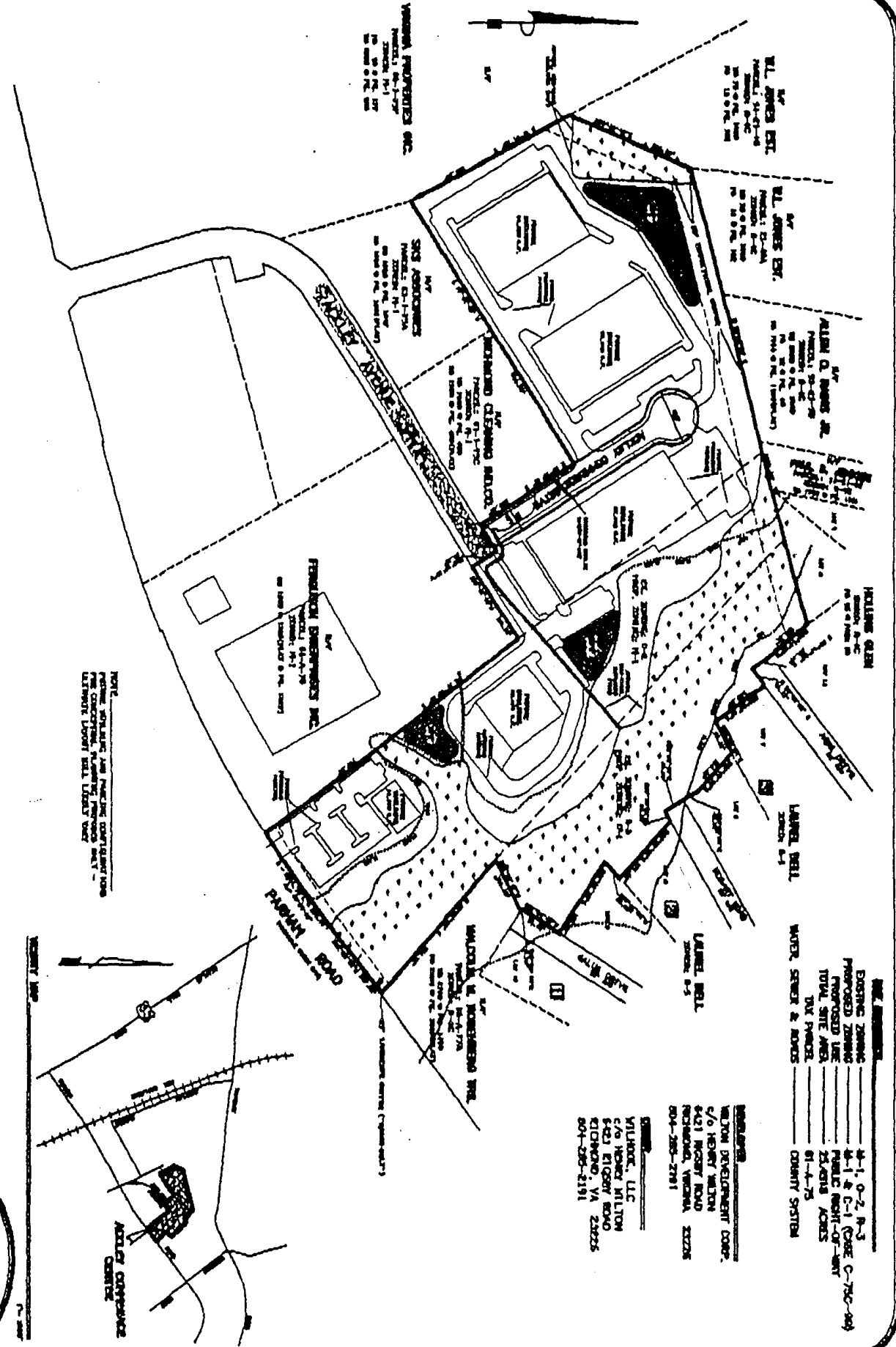
# EXHIBIT "A"

**NOTICE OF THE**  
 THE PROPERTY AND THE CONCEPTS TO BE CONSIDERED IN THE CONDUCT OF THE CONCEPTUAL PLANNING AND DESIGN PHASES OF THE PROJECT ARE SHOWN ON THIS EXHIBIT. THE CONCEPTS, INCLUDING THE PROPOSED LAYOUT, ARE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION. THE CONCEPTS, INCLUDING THE PROPOSED LAYOUT, ARE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.

NOTE: EXISTING AND PROPOSED CONCEPTS ARE SHOWN ON THIS EXHIBIT. THE CONCEPTS, INCLUDING THE PROPOSED LAYOUT, ARE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.



**Atty**  
**Commissioner**  
**Center**  
**Master Plan**  
 Conditional  
 Subdivision  
 Plan  
 C1  
 JOB 99169-1



**EXISTING ZONING**  
 PROPOSED ZONING  
 PROPOSED USE  
 TOTAL SITE AREA  
 TAX PARCELS  
 WATER, SEWER & ROWS  
 DRAINAGE SYSTEM

M-1, O-2, R-3	M-1, O-2, R-3	4-1 & C-1 (CASE C-750-204)	25.61 ACRES	81-4-75	COMBITY SYSTEM
		PUBLIC RIGHT-OF-WAY			

**DEVELOPER**  
 WILSON DEVELOPMENT COOP.  
 C/O HENRY MILTON  
 5421 ROBERT ROAD  
 RICHMOND, VIRGINIA 23228  
 804-285-2781

**OWNER**  
 WILSON, LLC  
 C/O HENRY MILTON  
 5421 ROBERT ROAD  
 RICHMOND, VA 23228  
 804-285-2191

