

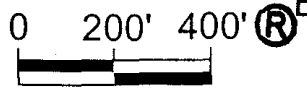
MINI - STORAGE or  
OFFICE - WAREHOUSE

Pt. of 61-A-68

**C-59C-01**

BROOKLAND DISTRICT

HENRICO COUNTY PLANNING OFFICE



*O-3C*

Blvd.



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

May 21, 2002

Re: Rezoning Case C-59C-01

Mr. David Webster  
Michael D. Sifen, Inc.  
500 Central Drive, #106  
Virginia Beach, VA 23959

Dear Mr. Webster:

The Board of Supervisors at its meeting on May 14, 2002, granted your request to conditionally rezone property from R-3 One Family Residence District and M-1 Light Industrial District to M-1C Light Industrial District (Conditional), Parcel 770-756-2492 (61-A-68) described as follows:

Beginning at a rod found on the eastern right-of-way line of Old Staples Mill Road approximately 354.01' north of the northern line of Staples Mill Road extended, thence along the eastern right-of-way line of Old Nuckols Road N 07°50'00" E 209.00' to a rod found; thence leaving the eastern right-of-way line of Old Nuckols Road N 83°44'20" E 1083.50' to a rod set; thence S 18°28'40" E 219.47' to a rod found; thence S 84°18'40" W 1180.90' to the point of beginning, containing approximately 5.422 acres.

The Board of Supervisors accepted the following proffered conditions, dated April 9, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Elevation and Site Plan. The Property shall be developed in substantial conformance with the elevation prepared by Covington & Hendrix Architects entitled "Proposed Elevations for Old Staples Mill Road Mini Storage, Henrico County, Virginia, Sifen, Incorporated - Developer" attached hereto as Exhibit A-1 (see case file), and "Perspective View for Old Staples Mill Road Mini Storage, Henrico County, Virginia, Sifen, Incorporated - Developer" attached hereto as Exhibit A-2 (see case file), (the location of the manager's office, however, may be located in a different building than as shown) and the conceptual site plan prepared by Balzer and Associates, Inc., dated February 27, 2002, entitled "Old Staples Mill Road Mini Storage, Conceptual Site Plan, Brookland District, Henrico County, Virginia" a copy of which is attached as Exhibit B (see

case file), unless otherwise requested and specifically approved at the time of Plan of Development. There shall be no painted or unadorned concrete masonry units utilized on the exterior perimeter walls of the buildings. Building materials shall be as shown on Exhibits A-1 and A-2, unless otherwise requested and specifically approved at the time of Plan of Development.

2. Use Restriction. The Property may only be used for a mini storage warehouse facility and/or self-service storage facility with an accessory office and dwelling unit for its manager and such uses as are customarily accessory and incidental thereto.
3. Building Setback. No building developed on the Property shall be constructed within fifty (50) feet of the eastern right-of-way line of Old Staples Mill Road.
4. Lighting. All parking lot lighting on the Property shall be produced from concealed sources of light (such as shoebox type fixtures), and shall be reduced to no more than a security level following the close of business operations.
5. HVAC. Heating and air conditioning equipment shall be screened from public view at ground level at the Property lines in a manner approved at the time of Plan of Development.
6. Central Trash Receptacles. To the extent they are visible from the front property line, central trash receptacles, not including convenience cans, shall be screened from public view at ground level in a manner approved at the time of Plan of Development.
7. Outside Speakers. There shall be no outside speakers which may be heard beyond the boundaries of the Property.
8. Trash Pickup. Trash pickup from the Property shall be limited to the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday and there shall be no trash pickup on Saturday or Sunday.
9. Security. The mini-storage warehouse facility shall have a full-time manager living on the site.
10. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity

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or enforceability of any of the other proffers or the unaffected part of any such proffer.

11. Parking of Trucks. Any trucks owned by the operator or owner of the mini-storage warehouse facility and used for the convenience of its occupants shall be parked within the walls of the compound when not in use.

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,

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

pc: Director, Real Estate Assessment  
Conditional Zoning Index  
Phyllis M. Perross & Patricia L. Morris  
James W. Theobald, Esquire