

ZONING
 OFFICE &
 SELF-STORAGE UNITS
 August 2002 Ref. 823-716-7341

C-50C-02
 VARINA DISTRICT
 0 400 Feet



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 15, 2002

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-50C-02

Mr. David L. Campbell
Camco, LLC
308 W. Nine Mile Road
Highland Springs, VA 23075

Dear Mr. Campbell:

The Board of Supervisors at its meeting on October 8, 2002, granted your request to conditionally rezone property from B-3 Business District to M-1C Light Industrial District (Conditional), part of Parcel 823-716-7341, described as follows:

Beginning at a point on the northern line of Williamsburg Road being 264.44'± from the west line of Trampton Road, thence along said road S76°06'58"W 250' to a point; thence N24°43'09"W 755.93' to a point on the southern line of Audubon Drive, thence along said road N61°17'07" 252.34' to a point, thence S24°17'14" 820.53' to the point and place of beginning, containing 4.5 acres.

The Board of Supervisors accepted the following proffered conditions, dated September 10, 2002, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. No building shall exceed two (2) stories or thirty (30) feet in height.
2. Parking lot fixtures shall not exceed twenty-five (25) feet in height above grade level. Lighting shall be from concealed source fixtures and be directed toward the site's interior.
3. The hours of operation shall be from 7:00 a.m. until 9 p.m. including trash pickup and parking lot cleaning.
4. The only allowed M-1 use shall be self storage units.
5. Heating and air conditioning equipment shall be screened from public view from ground level on Williamsburg Road and from adjacent properties.


6. Signage shall be limited to one freestanding, ground-mounted, monument-style sign. This sign shall not exceed 72 square feet in area or exceed six (6) feet in height.
7. No outside storage shall be allowed.
8. No storage of any toxic or hazardous materials shall be allowed.
9. No loudspeakers, public announcement systems or boom boxes shall be allowed. This proffer shall not be interpreted to apply to the use of an intercom system at the facility.
10. Any billboards shall be permanently removed from the property prior to the start of construction.
11. The following uses shall not be permitted:
 - a. automobile repair facility,
 - b. used vehicle sales,
 - c. used vehicle storage lot
 - d. manufactured home sales, display or storage,
 - e. sheet metal shop,
 - f. storage of inflammable liquids,
 - g. fortuneteller, palmist, astrologist or similar activity,
 - h. adult bookstores or other "adult-oriented" uses.
12. The setback along the western property line shall be increased to 15 feet. This area will be landscaped with a minimum of six (6) large evergreen trees and one (1) large deciduous tree, each with an ultimate height of fifty (50) feet or greater, plus six shrubs with an ultimate height of ten (10) feet or greater for every 100 linear feet of building or portion thereof. The evergreen trees will have a minimum height of eight (8) feet, the deciduous trees a minimum caliper of two and one-half (2.5) inches and the shrubs a minimum height of thirty (30) inches at the time of planting.
13. The setback areas along both Williamsburg Road and Audubon Drive shall be landscaped to the standards of the 25 foot transitional buffer requirements.
14. The landscape plan shall be submitted for staff review and Planning Commission approval.
15. All exterior elevations will be built in substantial conformance with the plans prepared by Engineering Design Associates, dated August 5, 2002. Changes in the color and materials may be made at the discretion of the Planning Commission at the time of Plan of Development approval.

Mr. David L.Campbell
Camco, LLC
October 15, 2002

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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
Julia F. Robins Family, LP, L. Clarke Jones, Jr.,
Virginia Anne Jones Dobbins
Laraine Isaac