

**B-2C to M-1C  
6.496 Acres**

**B-2C TO  
AMENDED B-2C  
2.089 Acres**



August 2003

**ZONING**



**C-41C-03**

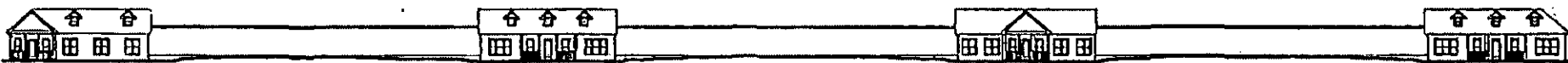
MINI-STORAGE WAREHOUSE  
SELF-SERVICE STORAGE

**VARINA DISTRICT**

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulations

Ref. 808-729-7538

0 400 Feet



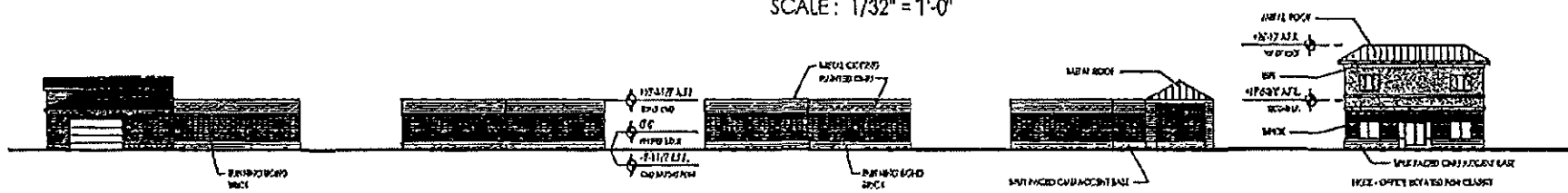
### OVERALL ELEVATION FACING DABBS HOUSE

SCALE: N.T.S.



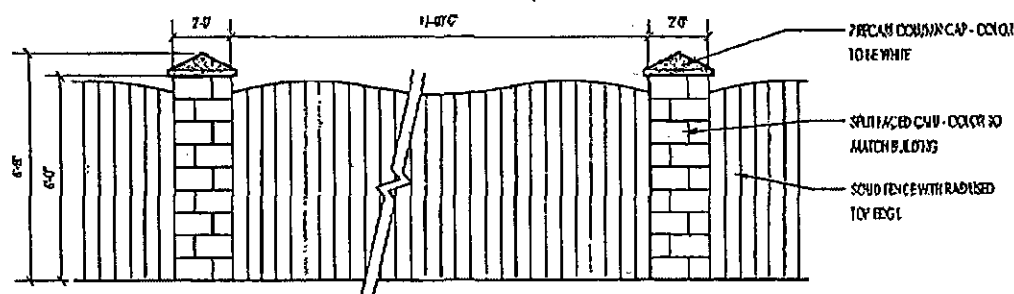
### PARTIAL ELEVATION FACING DABBS HOUSE

SCALE: 1/32" = 1'-0"



### ELEVATION FACING AGRICULTURAL PROPERTY

SCALE: 1/32" = 1'-0"



### PROPOSED FENCE

SCALE: 1/4" = 1'-0"

## MINI PRICE SELF STORAGE CREIGHTON ROAD AND LABURNMUM AVENUE

PROPOSED ELEVATIONS  
SCALE AS NOTED

03/08/04

EXHIBIT A1  
**C-41C-03**

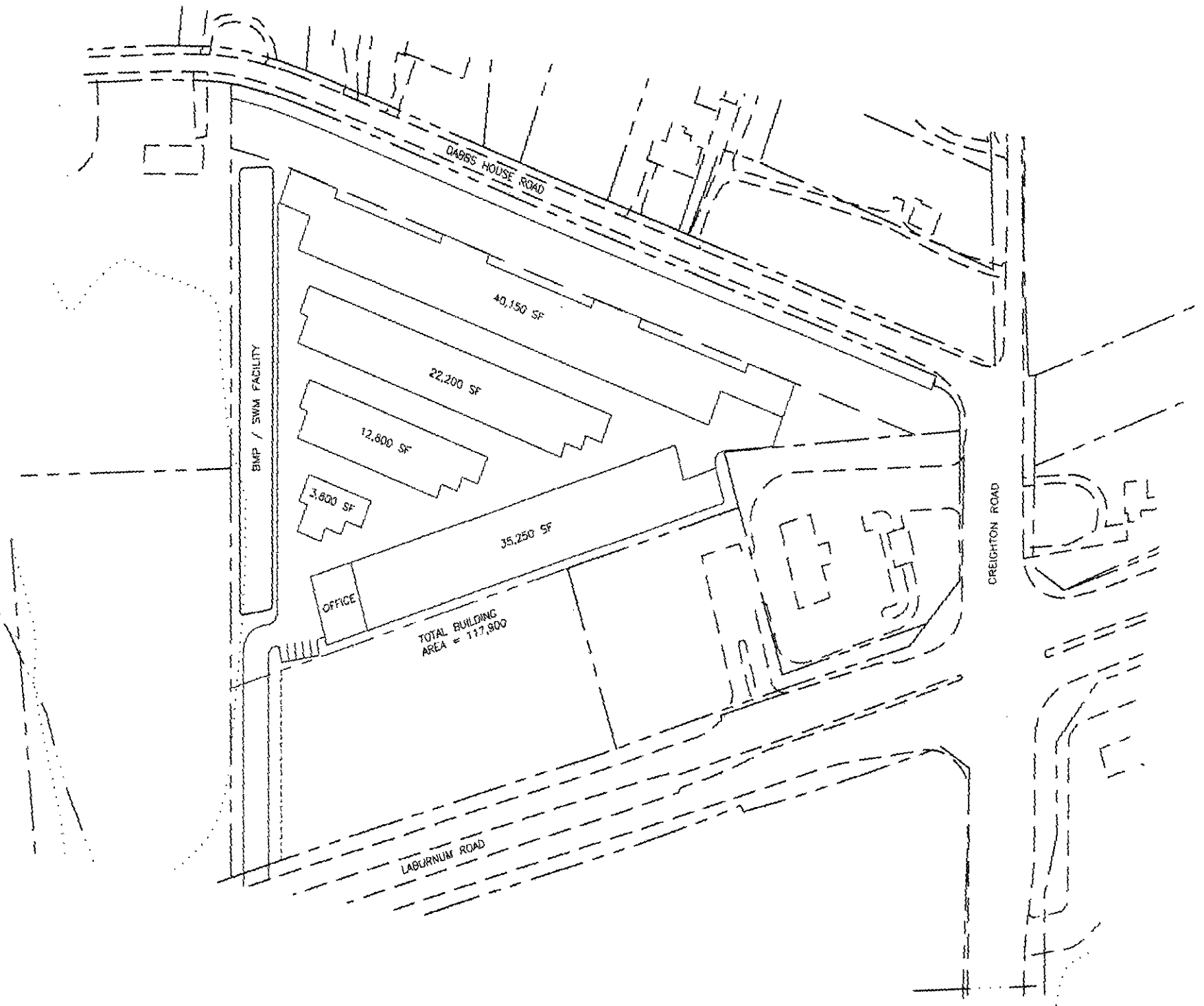


EXHIBIT B



[ Proposed B-2C Retail will be  
in keeping with architecture approved  
with Rezoning case C-9C-03 ]

EXHIBIT 'B'

C-9C-03



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

April 20, 2004

Mr. Don Smith  
Michael D. Sifen, Inc.  
500 Central Drive  
Virginia Beach, VA 23454

Re: Conditional Rezoning Case C-41C-03

Dear Mr. Smith:

The Board of Supervisors at its meeting on April 13, 2004, granted your request to conditionally rezone property from B-2C Business District (Conditional) to M-1C Light Industrial District (Conditional) and B-2C Business District (Conditional), Parcel 808-729-7538, described as follows:

**Parcel 1:**

Beginning at a point along the west line of Laburnum Avenue located 460.05' from the intersection of the west line of Laburnum Avenue and the south line of Creighton Road; thence continuing along the west line of Laburnum Avenue, S23°27'20"E 460.14' to a point; thence departing the west line of Laburnum Avenue, S80°42'10"W 215.09' to a point; thence N23°56'27"W 405.75 to a point; thence N66°03'33"E 212' to the point of beginning, containing 2.089 acres.

**Parcel 2:**

Commencing at a along the west line of Laburnum Avenue located 460.05' from the intersection of the west line of Laburnum Avenue and the south line of Creighton Road; thence departing the west line of Laburnum Avenue, S66°03'33"W 212' to the point of beginning; thence S23°56'27"E 405.75' to a point; thence S80°42'10"W 616.87' to a point along the east line of Dabbs House Road; thence continuing along the east line of Dabbs House Road, N08°25'20"E 56.64' to a point; thence N13°00'20"E 839.07' to a point; thence S76°59'40"E 10' to a point; thence with a curve to the right, having a radius of 50', an arc length of 59.27' and a chord of N46°58'00"E 55.86' to a point along the south line of Creighton Road; thence continuing along the south line of Creighton Road, N80°55'40"E 26.87' to a point; thence departing the south line of Creighton Road, S09°04'20"E 273.14' to a point; thence N66°03'33"E 45.52' to a point; thence S23°56'27"E 210' to the point of beginning, containing 6.496 acres.

The Board of Supervisors accepted the following proffered conditions, dated April 12, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

**APPLICABLE TO ALL**

1. **Lighting**. Parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard unless otherwise approved at the time of Plan of Development. Except for decorative or period-style lighting fixtures or landscape lighting, parking lot lighting shall be produced from concealed source type, decorative and coordinated light fixtures.
2. **Underground Utilities**. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
3. **HVAC**. Heating and air conditioning equipment shall be screened from public view from public rights-of-way in a manner approved at the time of Plan of Development.
4. **Central Trash Receptacles**. To the extent they are visible from any 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.
5. **Outside Speakers**. There shall be no outside speakers which may be heard beyond the boundaries of the Property.
6. **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.
7. **Outside Storage**. No outside storage shall be allowed.
8. **BMPs/Retention Ponds**. Any retention ponds or BMP facilities on the Property shall be maintained in accordance with all applicable laws, rules and regulations.
9. **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.
10. **No Direct Access to Dabbs House and Creighton Roads**. There shall be no direct vehicular access to and from the Property and Dabbs House Road and Creighton Road.

**APPLICABLE TO PROPERTY ZONED M-1C**

11. **Elevation**. The M-1 zoned Property shall be developed in substantial conformance with the elevation prepared by Covington & Hendrix Architects entitled "Mini Price Self Storage Creighton Road and Laburnum Avenue" attached hereto as Exhibit A (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 Exhibit A (see case file), unless otherwise requested and specifically approved at the time of Plan of Development. The elevation along Dabbs House Road shall include the following:
  - a. all four (4) house-fronts and sides shall be brick with vinyl gable treatment;
  - b. house fronts shall be approximately sixty (60) feet long;
  - c. the minimum eave height of all house-fronts shall be approximately ten (10) feet;
  - d. the wall sections between house-fronts shall be constructed of split-face block which will be earth tone in color;
  - e. vinyl on any house-front shall be earth tone in color;
  - f. yards of house-fronts shall contain stepping stones to the roadway; and
  - g. house-fronts shall be set back a minimum of seventy (70) feet from the existing edge of pavement of Dabbs House Road;
  - h. the depth from house-fronts to wall sections shall be a minimum of ten (10) feet;
  - i. the pitch of the roofs on house-fronts shall be 9:12; and
  - j. the minimum depth of porches on house-fronts shall be five (5) feet.
12. **Site Plan**. The M-1 zoned Property shall be developed in substantial conformance with the conceptual site plan attached hereto as Exhibit B (the location of the manager's office, however may be located in a different area of the building than as shown) (see case file), unless otherwise requested and specifically approved at the time of Plan of Development.
13. **Use Restriction**. The M-1 zoned 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.

14. **Berming and Landscaping.** There shall be berming and landscaping within the fifty (50) foot buffer on Dabbs House Road (as measured from the ultimate right-of-way) such that the streetscape shall consist of landscaping in front of house-fronts, and berms with plantings in front of wall sections. The aftermentioned landscaping berming and plantings shall be as required by the Planning Commission at the time of Landscape Plan review. The developer/owner shall continuously maintain the lawn and landscaping within such buffer.
15. **Security.** The mini-storage warehouse facility shall have a full-time manager living on the site.
16. **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.
17. **Signage.** Detached signs will be limited to monolithic type signs not to exceed seven (7) feet in height, approved directional signs, and attached signs shall adhere to the zoning regulations for signs in the B-2 District.
18. **Buffer Along Creighton Road.** A landscape buffer a minimum of fifteen (15) feet in width shall be provided along the southern right-of-way line of Creighton Road, as measured from the ultimate right-of-way.
19. **Right-of-Way Dedication.** Upon request of the County, the Owner shall dedicate additional right-of-way on Dabbs House Road to accommodate the widening of the ultimate right-of-way up to a maximum of thirty-three (33) feet from the existing centerline.

#### **APPLICABLE TO PROPERTY ZONED B-2C**

20. **Prohibited Uses.** The following uses shall be prohibited:
  - a. billiard, bagatelle, video game or a bingo parlor;
  - b. flea markets or antique auctions;
  - c. billboards;
  - d. recycling facilities;
  - e. funeral homes, mortuaries, crematories and/or undertaking establishments;



- f. dance halls;
- g. attention getting devices;
- h. truck stops;
- i. gun shop, sales and repair;
- j. hotels, motels and motor lodges;
- k. parking garages or commercial parking lots;
- l. communication towers;
- m. general hospitals, sanitoriums and charitable institutions for human care;
- n. sexually-oriented businesses including, but not limited to, adult video stores;
- o. outdoor advertising signs;
- p. bars, which, for purposes of this restriction, shall mean a business establishment whose primary business is the sale of alcoholic beverages for on-premises consumption. This restriction shall not prohibit the sale of alcoholic beverages in restaurants as licensed by the Virginia Department of Alcoholic Beverage Control;
- q. sign printing and painting shop;
- r. massage parlor;
- s. establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.1-432 et seq. and 6.1-444 et seq. of the Code of Virginia (the foregoing shall not preclude banks, savings and loans or similar financial institutions that are not regulated by the foregoing Virginia Code sections); and
- t. automotive filling and service stations.

21. **Architectural Treatment/Exterior Materials.** The architectural treatment of buildings constructed on the B-2C zoned property shall be compatible in architectural design and materials to the proposed buildings on the B-3C zoned property which is the subject of Case No. C-9C-03. The exposed portion of each exterior wall surface (front, rear and sides) of any building (excluding rooftop

screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. Any building shall have exposed exterior walls (above finished grade) primarily of face brick and glass, with varying amounts of E.I.F.S., or equivalent permanent architecturally finished materials, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development. Wood, siding, natural stone, marble, pre-cast or cast-in-place architectural concrete, glass and/or an equivalent permanent architecturally finished material may be utilized as accent materials. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated metal product, iron and or steel or other material unless specifically approved at the time of Plan of Development. Roof designs shall be designed so as to minimize building mass and offer variations in building appearances. The majority of structures shall have gable roof design (sloped). All other structures shall have the appearance of gable or compatible roof designs.


22. **Building Height**. No building constructed on the B-2C zoned property shall exceed thirty (30) feet in height above grade to the top of the proposed structure, unless specifically permitted at the time of Plan of Development.
23. **Site Coverage**. No more than eighty (80) percent of the B-2C zoned property may, in the aggregate, be covered by buildings, parking areas and driveways.
24. **Size Restriction**. No retail business shall be located on the B-2C zoned property which exceeds twenty-five thousand (25,000) gross square feet of floor area, and no retail building shall be located on the B-2C zoned property which exceeds thirty thousand (30,000) gross square feet of floor area, unless specifically permitted at the time of Plan of Development. Notwithstanding the foregoing, more than one business may be located in any one building on the B-2C zoned property.
25. **Signage**. The B-2C zoned property shall adhere to the zoning regulations for signs in the B-1 District and be coordinated and addressed at POD approval for each structure.
26. **Buffer**. Landscaped buffers, which may include berms, will be provided a minimum of twenty (20) feet wide along the western right-of-way line of Laburnum Avenue, as measured from the ultimate right-of-way, except to the extent necessary or allowed for utility easements, signage, roads and other purposes that may pass through the buffer in a generally perpendicular manner (unless currently existing), unless requested and specifically approved, or if required, at the time of Plan of Development. Landscaping shall include a minimum of one (1) large deciduous or evergreen tree and twelve (12) shrubs within the buffers per fifty (50) linear feet of buffer, or an equivalent thereof.

Mr. Don Smith  
April 20, 2004  
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27. **Drive Through Windows**. A maximum of two establishments, i.e. bank, fast food, shall have a drive-thru window on the site. There shall be no more than one fast food restaurant with a drive thru window.

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

pc: Creighton-Laburnum Associates  
Mr. James W. Theobald, Esquire  
Director, Real Estate Assessment  
Conditional Zoning Index  
Ms. Penny Bluementhal – Director, Research and Planning