



A-1

A-1

A-1

A-1 to B-3C  
6.073 Acres

A-1

A-1

B-1

R-2AC



May2004

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

**ZONING**

SHED for VEHICLE & EQUIPMENT STORAGE & TREE CONT. SVC.

Ref. 821-697-6489

**C-29C-04**

Varina District

0 400 Feet



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

August 17, 2004

Mr. Floyd Englehart, Sr.  
Tree Top Service Inc.  
6977 Monahan Road  
Richmond, VA 23231

Re: Conditional Rezoning Case C-29C-04

Dear Mr. Englehart:

The Board of Supervisors at its meeting on August 10, 2004, granted your request to conditionally rezone property from A-1 Agricultural District to B-3C Business District (Conditional), on part of Parcel 821-697-6489, described as follows:

Beginning at a point on the east line of Monahan Road, said point being approximately 129' north of the intersection of the east line of Monahan Road with the north line of Darbytown Road; thence, along the east line of Monahan Road N14°49'00"E a distance of 279.34' to a point; thence, departing from the east line of Monahan Road, S75°11'00"E a distance of 236.36' to a point; thence, N14°49'00"E a distance of 104.36' to a point; thence, S88°12'00"E a distance of 436.52' to a point; thence, S12°00'00"W a distance of 550.83' to a point; thence, N76°30'00"W a distance of 170.20' to a point; thence, N14°49'00"E a distance of 84' to a point; thence, N76°30'00"W a distance of 518.71' to the point of beginning, containing 6.073 acres.

The Board of Supervisors accepted the following proffered conditions, dated July 13, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Any building constructed on the property shall be set back at least 200 feet from the current Monahan Road right-of-way.

Thirty-five foot transitional buffers or the equivalent as defined in the Henrico Zoning Ordinance will be provided against adjacent properties. Reductions in these buffers will not be sought.

The only use permitted on the property will be landscape contracting and tree service and accessory uses customarily accessory and incidental to these permitted uses.

All equipment will be stored indoors.

A twenty-five (25) foot natural buffer will be provided along each side of the stream that runs generally northeast/southwest through the site.

No more than one sign advertising the use shall be permitted on the site. The sign shall be a ground mounted, monolithic-type sign and shall not exceed five (5) feet in height or forty (40) square feet in size. The base of such sign shall be landscaped.

The total size of the building(s) shall not exceed 20,000 square feet. No building shall be covered with or have exposed to view any painted or unfinished concrete block.

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 and shall not be visible from the public right-of-way.

An opaque fence shall screen any landscaping materials stored on the property. The design of this fence shall be subject to approval by the Planning Commission at the time of Plan of Development (POD) review. The materials stored shall not be visible from adjacent properties.

Refuse pickup and parking lot cleaning shall be limited to the hours of 8:00 a.m. to 8:00 p.m. Monday through Saturday, with no refuse pickup or parking lot cleaning permitted on Sunday.

No outside public address, loudspeaker, paging or speaker system audible beyond the boundary lines of the property shall be permitted.

The applicant agrees to dedicate right-of-way along Monahan Road for the purpose of future road widening. The amount of right-of-way shall be determined by the Department of Public Works at the time of Plan of Development review.

Severance. The unenforceability, elimination, revision, or amendment of an 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.

Mr. Floyd Englehart  
August 17, 2004  
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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,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett, P.E.", written in a cursive style.

Virgil R. Hazelett, P.E.  
County Manager

pc: Director, Real Estate Assessment  
Conditional Zoning Index  
Dr. Penny Blumenthal – Director, Research and Planning