



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 18, 2007

Capital Region Airport Commission
C/o Mr. Doug Blum
1 Richard E. Byrd Terminal Dr.
Richmond International Airport, VA 23250

Re: Conditional Rezoning Case C-42C-07

Dear Mr. Blum:

The Board of Supervisors at its meeting on September 11, 2007, granted your request to conditionally rezone from M-1 Light Industrial District to M-2C General Industrial District (Conditional), Parcel 818-709-9610, described as follows:

Beginning at a point 571.15' north of the intersection of the north line of the Chessie System 40' Industrial Spur Track ROW and the west line of Lewis Road; thence N 86°15'59" W, 443.61'; thence N 00°57'36" W, 785.89'; thence N 89°02'24" E, 499.85'; thence S 00°57'36" E, 252.49' to the beginning of a curve tangent to said line; thence southerly 573.59' along the curve concave to the west, having a radius of 2839.93' and a central angle of 11°34'20" to the Point of Beginning, containing 9.000 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated August 16, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Use Restrictions.** The only uses permitted on the property shall be limited to M-1 District plus aboveground storage tanks as regulated in the M-2 District. Additionally, the following uses in the M-1 District shall not be permitted: restaurants, hotels, motels, motor lodges and tourist homes.
2. **Buffer.** A fifteen (15) foot landscaped or natural buffer area shall be maintained along the boundary of the property.
3. **Fence.** A minimum of eight (8) foot high chainlink fence will be constructed and maintained generally in the location shown on the accompanying site plan (see

case file). The fence shall be 3/8 inch mesh size unless otherwise approved by the Director of Planning. A gate shall be constructed at the entrance to the storage area.

4. **Lighting.** Security level lighting will be provided in the storage tank area.

The Planning Department 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: Director, Real Estate Assessment
Conditional Zoning Index