

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

**C-38C-08**  
**Zoning**  
 Printing Company  
 Varina District

400 Feet

PS October 2008 Ref: 827-716-2023



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

February 3, 2009

Mr. Everett Wayne Beahr  
4491 Sandy Valley Road  
Mechanicsville, VA 23111

Re: Conditional Rezoning Case C-38C-08

Dear Mr. Beahr:

The Board of Supervisors at its meeting on January 27, 2009, granted your request to conditionally rezone from B-1 Business District to B-3C Business District (Conditional), Parcel 827-716-2023, described as follows:

Beginning at a point on the northern line of Williamsburg Road (State Route 60) 109.00 feet west of where it intersects with Naglee Avenue; thence N 23°12' E 200 feet; thence S 66°48' E 109.00 feet to the western line of Naglee Avenue; thence S 23°12' W 200.00 feet where Naglee Avenue and Williamsburg Road (State Route 60) intersects; thence continuing along the northern line of Williamsburg Road (State Route 60) N 66°48' W 109.00 feet to the point and place of beginning and containing .5 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated January 12, 2009, 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 on the property shall be those legally permitted in a B-1, Business District at the time of this rezoning and a printing and bindery company.

The following uses shall be prohibited on the subject property:

- a. Business uses with drive -in features;
- b. Automobile service stations;
- c. Automobile, truck, trailer, motorcycle or bus sales;
- d. Automobile, truck, trailer, motorcycle or bus rentals or repairs;
- e. Automotive body and paint shops;
- f. Car wash;
- g. Towing services;
- h. Private clubs, lodges, meeting halls, and fraternal organizations;
- i. Dancehalls;

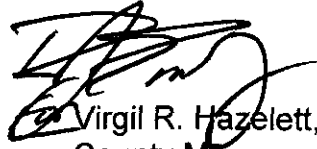
- j. Funeral home, mortuary, crematorium and/or undertaking establishments;
  - k. Parking lots, commercial (nothing herein shall preclude parking lots as an accessory use to a principally permitted use);
  - l. Recreation facilities, indoor including theaters, bowling alleys, skating rinks (ice skating and roller skating), swimming pools, tennis courts, model racing tracks, electronic video game rooms, bingo halls, archery ranges and similar activities;
  - m. Check cashing establishments and payday loans establishments as defined and regulated by Sections 6.1-432 et. seq. and 6.1-444 et. seq. of the Code of Virginia, provided the foregoing shall not precluded banks, saving and loans or similar financial institutions that are not regulated by the forgoing Virginia Code sections;
  - n. Gun shops sales and repairs;
  - o. Adult businesses as regulated in section 24-65(n) of the Zoning Ordinance;
  - p. Permanent on-site recycling collection facilities not associated with a permitted on-site retail use;
  - q. Laundromats and self-service dry-cleaning establishments.
2. **Elevations.** The architectural appearance of the building shall be generally consistent with the proposed front, side and rear elevations depicted by Exhibits A6, A7 and A8 dated December 1, 2008 (see case file). The improvements shown on the referenced exhibits shall be constructed within one year of approval by the Board of Supervisors of this request.
3. **Paint Color.** The building shall be painted a color consistent with the submitted paint chips Exhibit A1 (see case file). Any changes to the approved paint colors shall be submitted for review and approval by the Director of Planning.
4. **Landscape Plan.** A detailed landscaping plan shall be submitted for review and approval to the Director of Planning within ninety (90) days of receiving approval from the Board of Supervisors. The landscape plan shall include the following:
- Landscaping along the front of the building shall contain a planting area or areas with a minimum area of one hundred (100) square feet. Plantings may be located in planter boxes, landscaped islands or other areas approved as part of the landscape plan. All asphalt shall be replaced with concrete matching the existing sidewalk.
  - At least one interior planting island shall be placed in the parking lot and will contain a minimum area of one hundred and fifty (150) square feet.
  - A landscape planting strip shall be placed along the fence line between the parking lot and the existing residence on the property. This planting strip shall be a minimum of seven (7) feet in width.

- All plant choices shall be submitted to the Planning Department for staff review and approval by the Director of Planning prior to planting. Dead plant material must be removed and be replaced with approved plants. Completion of plantings will be completed within one (1) year of receiving approval from the Board of Supervisors.
5. **Existing Pole Signs.** The two existing pole signs and bollards shall be removed from the property.
  6. **Parking.** No parking shall take place in that portion of the property between the front of the building at 12 E. Williamsburg Road and E. Williamsburg Road. The parking lot shall be sealed and striped within six months of zoning approval.
  7. **Outdoor Lighting.** A minimum level of outdoor lighting necessary for security purposes following the close of business conducted on the property shall be maintained. Light pole height shall not exceed 20 feet.
  8. **Truck Deliveries and Pickup.** No truck deliveries shall be made after 7:00 p.m. or before 7:00 a.m.
  9. **Mechanical Equipment.** All mechanical equipment on the property shall be screened from public view at ground level.
  10. **Outside Storage.** No outside storage shall be allowed on the property.
  11. **Signage.** Signage on the property shall be regulated as provided for in a B-1 district in the Henrico County Zoning Ordinance. Any detached signs on the Property shall be ground-mounted monument type signs no taller than 8 feet. If lighted, such signs shall be lit with ground-mounted lights.
  12. **Trash Receptacles and Dumpsters.** The existing dumpster enclosure shall be repaired and painted to match the building. Trash receptacles and dumpsters shall be enclosed and screened from public view. No trash pickup, parking lot cleaning or leaf blowing shall occur after 7:00 p.m. or before 7:00 a.m.
  13. **Outdoor Speakers.** No outdoor speakers or public address systems shall be permitted.
  14. **Hours of Operation.** There shall be no service to the public or outside activity on the subject property after 12:00 midnight or before 6:00 a.m.
  15. **Severance.** The unenforceability, elimination, revision or amendment or 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.

Mr. Everett Wayne Beahr  
February 3, 2009  
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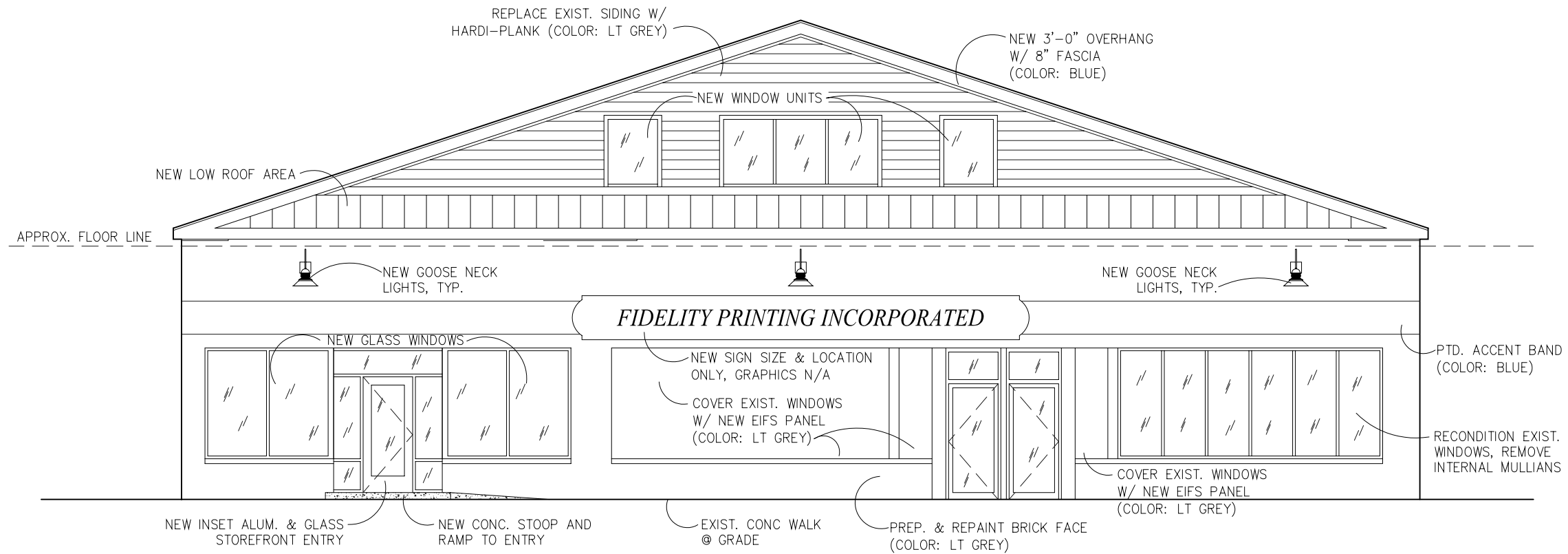
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

A handwritten signature in black ink, appearing to read "V. Hazelett", is written over the typed name.

Virgil R. Hazelett, P.E.  
County Manager

pc: Pat & Wayne, LLC  
Director, Real Estate Assessment  
Conditional Zoning Index



**PROPOSED FRONT ELEVATION**

**A6**



SCALE: 1/8" = 1'-0" (IF PRINTED AT FULL SCALE, 11" X 17")

12-01-08

**C-38C-08**

ISSUE DATE: NOV. 24, 2008  
 REVISIONS:  
 NO. DATE / DESC.

**FIDELITY PRINTING - EXTERIOR IMPROVEMENTS**  
**12 E. WILLIAMSBURG RD, SANDSTON, VIRGINIA 23150**  
**PROPOSED FRONT ELEVATION - DECEMBER 1, 2008**

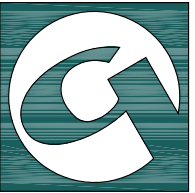
**CLIENT / TENANT APPROVAL:**

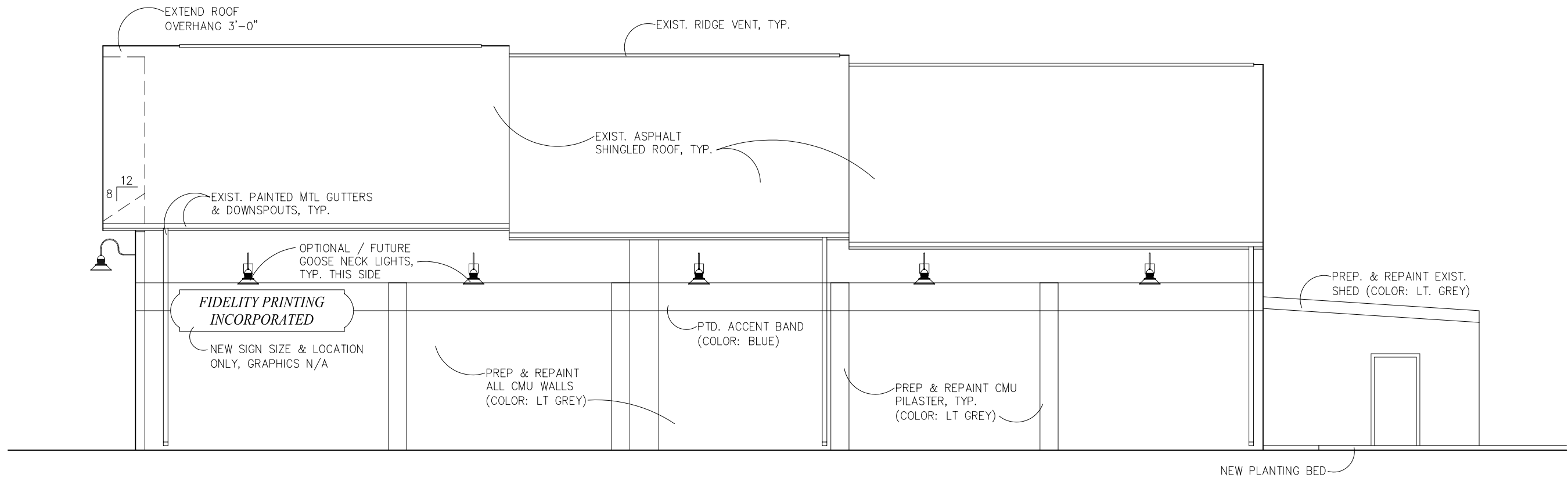
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**A6**

GA-208-0083

**GOOSS + ASSOCIATES, AIA**  
 ARCHITECTURE / PLANNING / DESIGN / INTERIORS  
 3704 MEADOW RUN CT, STUDIO A, GLEN ALLEN, VA 23060 USA  
 TELEPHONE: (804) 756-3560; WEBSITE: GOOSS-USA.COM





**PROPOSED SIDE ELEVATION**

**A7**



SCALE: 1/8" = 1'-0" (IF PRINTED AT FULL SCALE, 11" X 17")

12-01-08

**C-38C-08**

ISSUE DATE: NOV. 24, 2008  
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 NO. DATE / DESC.

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**PROPOSED SIDE ELEVATION - DECEMBER 1, 2008**

**CLIENT / TENANT APPROVAL:**

(NAME, TITLE)

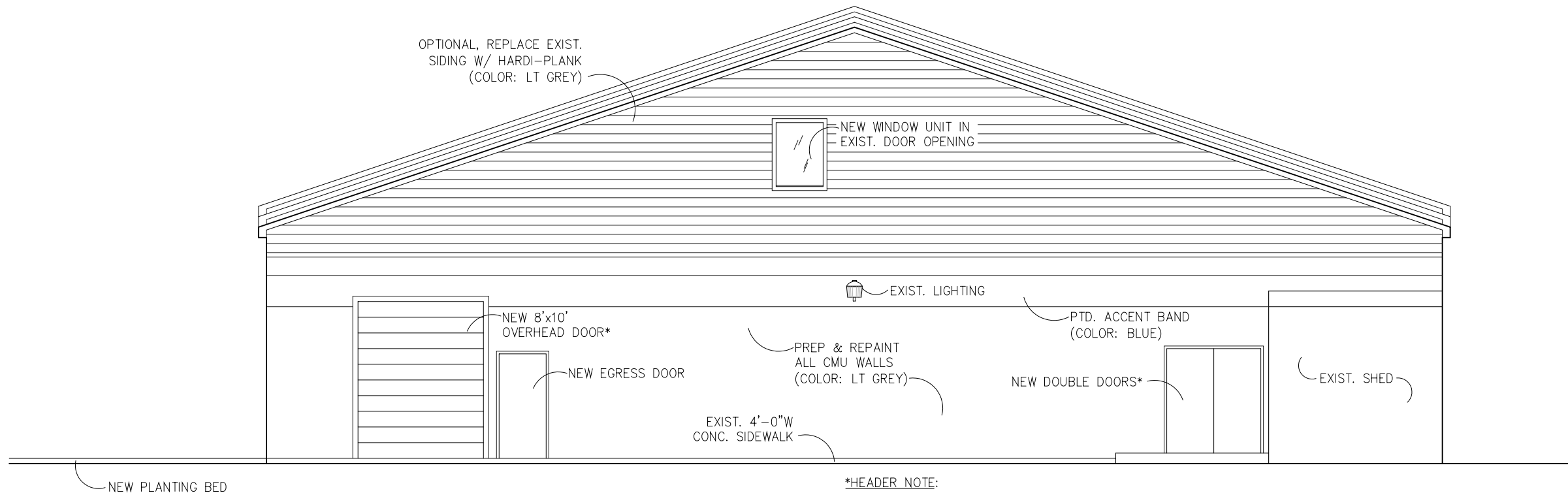
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**A7**

GA-208-0083

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**\*HEADER NOTE:**  
 NEW STEEL OR MASONRY HEADERS TO BE SPECIFIED IN CONSTRUCTION DOCUMENTS. IF STEEL HEADERS ARE SELECTED, THEY ARE NOT TO BE EXPOSED TO THE EXTERIOR.

**PROPOSED REAR ELEVATION A8**



SCALE: 1/8" = 1'-0" (IF PRINTED AT FULL SCALE, 11" X 17") 12-01-08

**C-38C-08**

ISSUE DATE: NOV. 24, 2008

| REVISIONS: | NO. | DATE | DESC. |
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**FIDELITY PRINTING - EXTERIOR IMPROVEMENTS**  
**12 E. WILLIAMSBURG RD, SANDSTON, VIRGINIA 23150**  
**PROPOSED REAR ELEVATION - DECEMBER 1, 2008**

**CLIENT / TENANT APPROVAL:**

\_\_\_\_\_

(NAME, TITLE) (DATE)

**A8**  
 GA-208-0083

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4009-6



NATIONAL TRUST  
FOR HISTORIC PRESERVATION

4008-1

4008-1A  
Bay Waves



4009-6  
Fairmont Penthouse Mosaic Blue

Paint Chips

EXHIBIT A1

C-38C-08