

R-3 to O-2C
0.786 Ac.

C-3C-08
Zoning
 Office
 Three Chopt District
 400 Feet
 PS November 2007 Ref: 760-754-8425



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, PE
County Manager

April 15, 2008

Georgi Georgiev & Aleksandar Aleksandrov
5036 Fairlake Lane
Glen Allen, VA 23060

Re Conditional Rezoning Case C-3C-08

Dear Messrs Georgiev & Aleksandrov

The Board of Supervisors at its meeting on April 8, 2008, granted your request to rezone from R-3 One-Family Residence District to O-2C Office District (Conditional), on Parcels 760-754-8425 and 760-754-9225, containing approximately 0.786 acres, described as follows:

3110 PARHAM ROAD

Commencing at a point of the north line of Parham Road 207 feet from the intersection with the west line of Skipwith Road and approximately 36' from the centerline of Parham Road, thence extending westerly along the north line of Parham Road N 77°48'40" W a distance of 80.35 feet to a point, thence extending N 01°48'38" W a distance of 224.76 feet to a point, thence S 78°51'22" E a distance of 80.00 feet to a point, thence S 01°48'38" E a distance of 226.27 feet to the point of beginning on Parham Road, and containing 0.404 acres.

3112 PARHAM ROAD

Commencing at a point of the north line of Parham Road 126 feet from the intersection with the west line of Skipwith Road and approximately 36' from the centerline of Parham Road, thence extending westerly along the north line of Parham Road N 77°48'40" W a distance of 80.75 feet to a point, thence extending N 01°48'38" W a distance of 226.27 feet to a point, thence S 78°51'22" E a distance of 70.00 feet to a point, thence S 01°48'38" E a distance of 111.95 feet to a point, thence S 83°50'53" E a distance of 10.13 feet to a point, thence S 01°51'34" E a distance of 116.75 feet to the point of beginning on Parham Road, and containing 0.382 acres.

The Board of Supervisors accepted the following proffered conditions, dated March 25, 2008, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance)

- 1 **Building Materials.** There are no changes to the exterior of the buildings proposed. Any future buildings to be constructed on the property shall be architecturally similar and have similar materials as the existing buildings or buildings surrounding the property. The exterior shall be predominately of brick, wood, stone, textured masonry, stucco, or exposed aggregate.
- 2 **HVAC.** Heating and air conditioning equipment shall be screened from public view along property lines at ground level with landscaping.
- 3 **Conceptual Site Plan.** The site layout and parking lot constructed on the property shall be substantially similar to the conceptual site plan entitled "Rezoning Site Plan - 3110 & 3112 Parham Road", sheet 4 of 5, prepared by Mike Morgan Engineering, LLC, and dated January 16, 2008 (see case file), unless revisions to this plan are specifically requested and permitted by the Planning Commission during the Plan of Development review and approval.
- 4 **Parking Lot Lighting.** The existing floodlights that are on the existing buildings, with the addition of motion sensors, will remain for parking lot lighting as they are currently being used. No additional lighting is proposed at this time. A photometric plan will be submitted with the Plan of Development submittal for any proposed lighting.

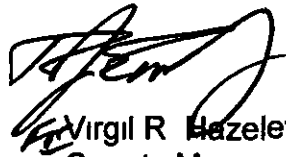
Any lighting shall be produced from concealed sources of light. Parking lot lighting shall produce a maximum lighting intensity of one-half (½) foot candle at the boundary lines of the property. Parking lot lighting shall be reduced to a minimum level necessary for security purposes following 10:00 p.m.
- 5 **Trash Receptacles.** Any trash receptacles on the property shall be screened from public view at ground level with a vinyl fence or masonry wall.
- 6 **Signage.** The proposed detached sign will be constructed in the approximate location as shown on the Conceptual Plan (see case file). The sign shall be a monument-style sign, limited to 6 feet in height, the base of which shall be landscaped. Any sign shall not be internally lit.
- 7 **Security Alarms.** Outside speakers shall be prohibited. No external alarm bells or warning devices that are audible beyond the boundary lines of the property shall be permitted.
- 8 **Landscape Plan.** Landscaping, consisting of a minimum of four trees with a minimum caliper of 2" and foundation plantings shall be provided along the

Parham Road frontage of the property unless otherwise approved at the time of the Plan of Development submittal

- 9 **Utility Lines.** Except for junction and access boxes, meters and existing overhead utility lines, all utility lines shall be installed underground
- 10 **Use Restrictions.** The site shall not be used for banks, daycare, hospitals or broadcasting stations
- 11 **Trash Pick Up, Parking Lot Cleaning, and Leaf Blowing.** No trash pickup, parking lot cleaning, and leaf blowing shall occur before 7 00 a m or after 8 00 p m , Monday through Friday, or before 10 00 a m or after 8 00 p m on Saturdays No trash pick up, parking lot cleaning, and leaf blowing shall occur on Sundays
- 12 **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
- 13 **Lot Line Vacation.** The two separate lots shall be combined into one lot after the rezoning approval, but prior to the Plan of Development submittal

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 Mike Morgan
Dr Penny G Blumenthal, Dir , Research & Planning, Henrico County Schools
Director, Real Estate Assessment
Conditional Zoning Index

