

**REZ2014-00046**

## Zoning

Self-Service Storage Facility  
Three Chopt District

400 Feet





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

John A. Vithoulkas  
County Manager

December 16, 2014

Mr. Don Smith  
500 Central Drive, Ste. 106  
Virginia Beach, VA 23454

Re: Rezoning Case REZ2014-00046

Dear Mr. Smith:

The Board of Supervisors, at its meeting on December 9, 2014, approved your request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) Parcel 754-757-4951 and part of Parcel 754-757-5501 containing 3.03 acres located on the east line of Pemberton Road (State Route 157) approximately 660' south of its intersection with W. Broad Street (U.S. Route 250), described as follows:

Beginning at a rod found on the South line of Pemberton Road 632.83'+/- from the S/L of Broad Street Road; thence S 63°54'53" E for a distance of 452.02' to a Rod/F; thence S 26° 03'58.25" W for a distance of 245.20' to a Rod/s; thence N 64°18'56.59" W for a distance of 170.45' to a Rod/S; thence N 64°18'57" W for a distance of 438.32' to a Rod/S on the south line of Pemberton Road; thence along the south line of Pemberton Road along a curve to the right having a length of 37.62' and a radius of 476.04' to a Rod/S; thence continuing along the south line of Pemberton Road N 59°34'28" E for a distance of 257.53' to a Rod/F and the point of beginning.

The Board of Supervisors accepted the following proffered conditions, dated November 13, 2014, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Elevation and Site Plan.** The Property shall be developed in general conformance with the elevation prepared by Finley Design, dated September 17, 2014, entitled "Pemberton Miniprice Storage" attached hereto, and the conceptual site plan prepared by Silvercore Land Development Consultants, dated November 11, 2014, entitled "Pemberton Mini-Storage, Schematic Layout, Three Chopt District, Henrico County, Virginia" (the "Conceptual Site Plan") attached hereto (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 the elevations, unless otherwise requested and specifically approved at the time of Plan of Development.



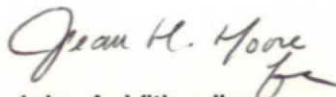
2. **Use Restriction.** The Property may only be used for a self-service storage facility with an accessory office and such uses as are customarily accessory and incidental thereto. No outside storage shall be allowed.
3. **Building Setback.** No building developed on the Property shall be constructed within fifty (50) feet of the eastern right-of-way line of Pemberton Road.
4. **Lighting.** All parking lot lighting on the Property shall be produced from concealed sources of light (such as shoebox type fixtures), and shall be reduced to no more than a security level following the close of business operations.
5. **HVAC.** Heating and air conditioning equipment shall be screened from public view at ground level at the Property lines in a manner approved at the time of Plan of Development.
6. **Dumpsters and Central Trash Receptacles.** There shall be no outside dumpsters and/or central trash receptacles.
7. **Outside Speakers.** There shall be no outside speakers which may be heard beyond the boundaries of the Property.
8. **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.
9. **Signage.** Detached signs will be limited to monolithic type signs not to exceed seven (7) feet in height and approved directional signs. All signs shall adhere to the zoning regulations for signs in the B-2 District. Landscaping and lighting of detached signage shall be determined at the time of Landscape and Lighting Plan review. No portable and/or changeable copy signage shall be permitted on-site.
10. **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.
11. **Hours of Operation.** The hours of operation to the public on the Property shall be limited to 6:00 a.m. to 10:00 p.m.
12. **Buffers along East and North.** Landscaped and/or natural areas, which may include fencing, shall be maintained a minimum of fifty (50) feet in width along the eastern property line and a minimum of twenty (20) feet in width along the northern property line of the Property, with the exception of grading, drainage easements, utility easements that may pass through the buffer in a generally perpendicular manner (unless currently existing), and such other uses as may be permitted at the time of Plan of Development.
13. **Buffer/Landscaping along Southern 40' Buffer.** A landscaped and/or natural area, which may include fencing, a minimum of forty (40) feet in width (provided that a deviation to the transitional buffer requirement is approved) shall be maintained along the southern property line, with the exception of grading, drainage easements,

emergency vehicle turnaround area as shown on the Conceptual Site Plan (see case file), utility easements that may pass through the buffer in a generally perpendicular manner (unless currently existing), and such other uses as may be permitted at the time of Plan of Development. The buffer shall be supplemented where necessary to achieve at least the standard required by a Transitional Buffer 50.

14. **Decorative Fence.** A decorative aluminum ("wrought iron-style") fence with masonry columns shall be provided generally along the northern edge of the 40' southern buffer and the western side of the eastern 50' buffer as shown on the Conceptual Site Plan (see case file), such columns not to be spaced farther apart than fifty (50) feet. A hedge five (5) feet in height at the time of planting shall be provided on the southern side of the 40' southern buffer in a manner to be determined at the time of Landscape Plan approval, taking into account existing plantings within the Buffer and sight line requirements.
15. **Pemberton Landscaping.** Landscaping shall be provided along the Pemberton Road frontage (exclusive of the entrance drive) to at least a TB 10 standard.
16. **Road/Sidewalk Improvements.** Unless otherwise requested and specifically approved at the time of Plan of Development, prior to the issuance of a certificate of occupancy and subject to obtaining all required governmental approvals and permits:
  - a. a pedestrian sidewalk shall be provided in accordance with County standards in the County's right-of-way on the eastern side of Pemberton Road; and
  - b. the developer shall widen Pemberton Road to 26' from the centerline with associated storm sewer and curb and gutter along the parcel's frontage.

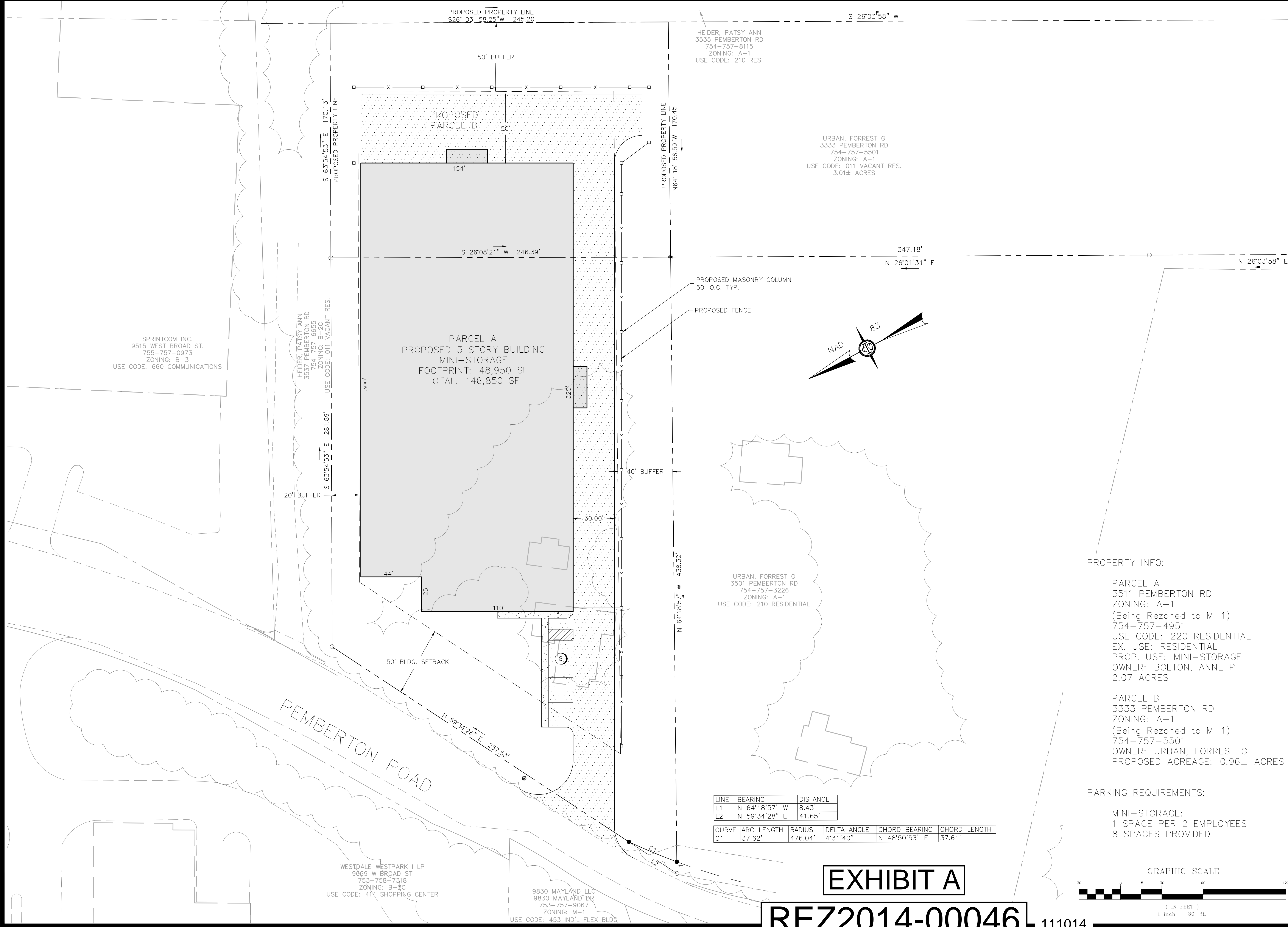
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

  
John A. Vithoulkas  
County Manager

pc: Mr. Forest G. Urban  
Ms. Anne P. Bolton  
Mr. James W. Theobald, Esquire  
Director, Real Estate Assessment  
Police, Special Services





REV.	DATE	DESCRIPTION

DESIGN CONTACT: Jeff Staub  
DRAWING SCALE: 1"=30'  
DATE: 11/11/2014





EXHIBIT B  
1 OF 2

# Pemberton Miniprice Storage

Henrico County, VA    September 17, 2014

REZ2014-00046

111014

Concept 1: Conceptual View 1

**FINLEY DESIGN**  
ARCHITECTURE + INTERIORS

MICHAEL D.  
**SIFEN**  
INCORPORATED





EXHIBIT B  
2 OF 2

Pemberton Miniprice Storage

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Concept 1: Conceptual View 2



**FINLEY DESIGN**  
ARCHITECTURE + INTERIORS

