

REZ2019-00024

Zoning

Material Storage

Tuckahoe District

400



PS May 2019

Ref: 767-742-7247



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

August 20, 2019

Mr. Luis Carrillo
6400 Mallory Drive
Henrico, VA 23226

Re: Rezoning Case REZ2019-00024

Dear Mr. Carrillo:

The Board of Supervisors at its meeting on August 13, 2019, approved your request to conditionally rezone from B-2 Business District to B-3C Business District (Conditional) Parcel 767-742-7247 containing .21 acres located at the northwest intersection of Redman Road and Mallory Drive.

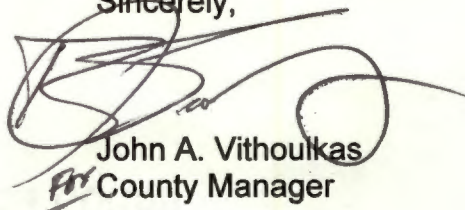
The Board of Supervisors accepted the following proffered conditions, dated June 20, 2019, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Buildings.** No new development beyond the existing two buildings shall be permitted on the Property, unless approved by the County. This proffer shall not preclude the replacement of an existing building in the event of a fire or other catastrophic event.
2. **HVAC.** Heating and air conditioning equipment shall be screened from public view at ground level at the property lines with materials and/or landscaping compatible with the existing building and landscaping.
3. **Trash Receptacles.** Trash receptacles shall be screened from public view at ground level with materials compatible with the existing building and using a door/gate and hardware that are low maintenance and durable.
4. **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.
5. **Use Restrictions.** The use of the Property will be restricted to those uses allowed in a B-2 Business District and a single office warehouse as allowed in Sec. 24-62.1 (r).

6. **Hours of Operation.** Will be as regulated in the B-2 Business District.
7. **Exterior Lighting.** Shall be reduced to a minimum necessary for security purposes after permitted business hours.
8. **Signage.** Business signs and lighting shall adhere to B-2 Business District sign regulations.
9. **Public Address.** No outside pagers or loudspeakers shall be permitted on the Property.
10. **Outside Storage.** Outside storage shall be prohibited. No temporary storage containers, including shipping containers, shall be placed on the property for use as storage.

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. Ben Banks
Director, Real Estate Assessment