

**B-3 & M-2C  
to M-2C  
13.9 Ac.**

**REZ2020-00045**

**Zoning**  
Industrial  
Varina District

400 Feet

PS October 2020 Ref: 809-713-2028



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

John A. Vithoukias  
County Manager

February 2, 2021

B&B Properties LC  
c/o Barry Isringhausen  
8020 Whitepine Road  
North Chesterfield, VA 23237

Re: Rezoning Case REZ2020-00045

Dear Mr. Isringhausen:

The Board of Supervisors at its meeting on January 26, 2021, approved your request to conditionally rezone from M-2C General Industrial District (Conditional) and B-3 Business District to M-2C General Industrial District (Conditional) Parcels 809-713-6877, 809-713-2362, and 809-713-2028 containing 13.902 acres located between the northeast line of Charles City Road and the south line of Williamsburg Road (U.S. Route 60), approximately 1250' east of its intersection with Brittles Lane, described as follows:

GPIN: 809-713-6877

Beginning at a point on the south line of Williamsburg Road having N.A.D. 83 coordinate value of N=3714152.06, E=11809404.46, said point being 1017.75' east of the east line extended of Charles City Road; thence continuing along the south line of Williamsburg Road N 85°55'53" E, a distance of 306.45' to a point; thence leaving the south line of Williamsburg Road S 05°49'41" W, a distance of 181.44' to a point; thence N 86°36'09" E, a distance of 199.99' to a point; thence S 05°54'10" W, a distance of 163.32' to a point; thence N 86°33'14" E, a distance of 265.10' to a point; thence S 05°52'48" W, a distance of 318.91' to a point; thence S 80°07'31" W, a distance of 804.34' to a point; thence N 06°53'00" E, a distance of 754.02' to the point and place of beginning containing 9.588 acres of land.

GPIN: 809-713-2362

Beginning at a point on the south line of Williamsburg Road, said point being 999.50' east of the east line extended of Charles City Road and having a Henrico County N.A.D. 83 coordinate value of N=3714133.94', E=11809402.27'; thence leaving the south line of Williamsburg Road S 06°53'00" W, a distance of 291.66' to the true point and place of beginning; thence S 06°53'00" W, a distance of 444.12' to a point; thence S 80°07'31" W, a distance of 199.96' to a point; thence N 00°45'40' E, a distance of 478.46' to a point; thence S 89°14'50" E, a distance of 243.89' to the true point and place of beginning containing 2.316 acres of land.

GPIN: 809-713-2028

Beginning at a point on the north line of Charles City Road having a N.A.D. 83 (Virginia South Zone) coordinate value of N=3713333.27, E=11808910.81; thence leaving the north line of Charles City Road N 80°07'31" E a distance of 582.74' to a point; thence S 38°02'49" W a distance of 445.68' to a point on the north line of Charles City Road; thence along the north line of Charles City Road N 50°01'26" W a distance of 390.74' to the point and place of beginning and containing 1.998 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated November 19, 2020, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Architectural Treatment.** The exposed surfaces of all exterior wall surfaces (front, rear, and sides) of any buildings constructed on the Property as the corporate headquarters, operations center, and manufacturing facility (the "Buildings") shall be similar in architectural treatment and materials to the other exterior wall surfaces of the Buildings. Any such Buildings shall be constructed of metal wall panels or an equivalent material, except the front and sides of the office portions of the corporate headquarters and the operations center will also be accented with brick.
2. **Use Restrictions.**
  - A. The principal use permitted on the Property shall be corporate office, operations center, and manufacturing facility for assembly, storage, and maintenance of vehicles and equipment used in crane and railroad support services. Routine maintenance and repair of vehicles and equipment connected with the foregoing services will be conducted within enclosed buildings.
  - B. The only uses permitted on the Property shall include all those permitted in a B-3 district and only the following M-2 uses listed below:
    - i. Contractor's equipment storage yard.
    - ii. Sandblasting or cutting conducted inside the enclosed building.
    - iii. Bulk storage of inflammable liquids (other than an automobile service station) for above ground storage not to exceed 30,000 gallons.
3. **Fence.**
  - A. A minimum eight (8) foot high fence (except where the height may be restricted along Charles City Road) shall be constructed and maintained generally in the locations shown on the accompanying site plan marked as Exhibit A (see case file). Gates shall be constructed across the access drives as shown on Exhibit A.

- B. The fence shall be constructed of solid wood. The side of the fence facing Charles City Road and Williamsburg Road, along the western boundary adjacent to GPIN 808-713-9182, and along the southern boundary adjacent to GPIN 809-713-6413 shall be the finished side and shall be landscaped. No stored materials shall be visible above the fence from ground level at Charles City Road and Williamsburg Road except during normal business hours for any crane equipment that is under repair and maintenance.
4. **Buffers.** All Transitional Buffers referenced below shall be provided as set forth in the Henrico County Zoning Ordinance Section 24-106.2.
- A. A twenty-five (25) foot wide buffer provided as a Transitional Buffer 25 along the southeast portion of the Property line adjacent to GPIN number 809-713-6413 and transitioning to a thirty (30) foot wide buffer along the southern Property line with GPIN number 809-713-6413 as shown on Exhibit A.
- B. A twenty-five (25) foot wide buffer provided as a Transitional Buffer 25 along the northern Property line adjacent to GPIN number 808-713-9182 and along the southwestern Property line adjacent to Charles City Road as shown on Exhibit A.
- C. A twenty-five (25) foot wide buffer provided as a Transitional Buffer 25 along the western Property line adjacent to GPIN number 808-713-9182 as shown on Exhibit A.
- D. A thirty (30) foot wide buffer provided as a Transitional Buffer 25 along the eastern Property line adjacent to GPIN 809-714-7908 and along the eastern Property line adjacent to GPIN 810-713-0098 as shown on Exhibit A.
- E. A fifteen (15) foot wide buffer shall be provided as a Transitional Buffer 10 along the northern Property line adjacent to GPIN 809-714-7908 and along the northern and eastern Property line adjacent GPIN 810-713-0098 as shown on Exhibit A.
- F. A variable width thirty-five (35) to fifty-five (55) foot buffer as shown on Exhibit A shall be maintained along the northern boundary of the Property adjacent to Williamsburg Road and all existing mature trees shall be retained within that buffer. If Williamsburg Road is widened and such trees are removed, the buffer shall be replanted in accordance with Transitional Buffer 35.
- G. Utility easements, signage, and access drives shall be permitted within the buffers. Any utility easement or roadway extended through the buffer areas shall be extended generally perpendicular thereto, unless otherwise specifically permitted at the time of Plan of Development review, and

where permitted, areas disturbed for utility installations shall be restored to the condition existing immediately prior to the disturbance.

- H. Underbrush and fallen, diseased, or dead plant growth, may be removed from such buffer areas and if so removed additional plantings shall be added.

**5. Roads.**

- A. A 30-foot right-of-way strip along Charles City Road will be dedicated if and when required by the County or the Commonwealth of Virginia for the widening of Charles City Road as deemed necessary at the time of Plan of Development review.
- B. At the time of the development of the Property, a right-turn lane for the entrance off Charles City Road shall be constructed.

- 6. Parking Lot Lighting.** Parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade of the base of the lighting standard. The parking lot lighting shall be produced from a shielded, "shoe-box" type light fixture which directs the light down to the Property.

- 7. HVAC.** Heating and air conditioning equipment shall be screened from public view from ground level at Charles City Road, Williamsburg Road, and GPINs 808-713-9183 and 809-713-6413.

- 8. Paved Areas.** Driveways and parking lots shall be paved.

- 9. Outdoor Storage.** The storage area for vehicles and materials incidental to providing the railroad support services shall be screened from public view from ground level at Charles City Road and Williamsburg Road as indicated in proffers 3 and 4. No abandoned equipment or abandoned vehicles may be stored on the Property.

- 10. Outside Speakers.** No outside speakers shall be permitted on the Property.

- 11. Sign.** Any freestanding sign on the Property shall be ground mounted monumental-type sign with a brick base and shall not exceed six (6) feet in height above grade and shall not exceed fifty-four (54) square feet in area.

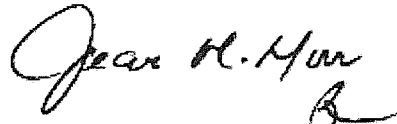
- 12. BMPs/Retention Ponds.** Any retention ponds or BMP facilities on the Property shall be maintained in accordance with all applicable law, rules, and regulations and any wet pond shall be aerated.



13. **Parcel Line Adjustment.** Prior to POD approval, the property line between 808-713-9183 and the Property shall be adjusted so that a minimum fifty (50) foot setback is provided for the existing Food Lion building.
14. **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 the other proffers or the unaffected part of any such proffer.

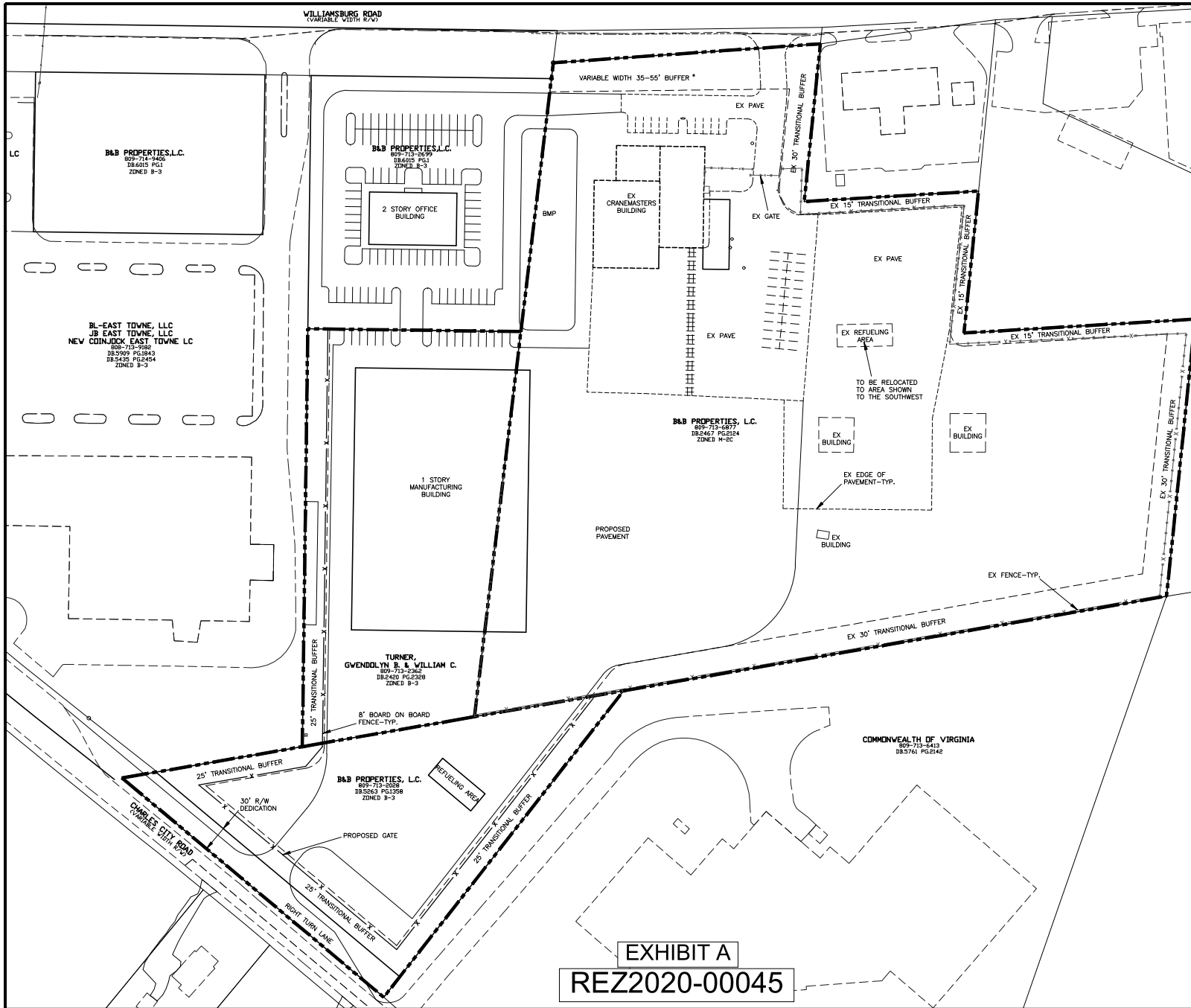
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

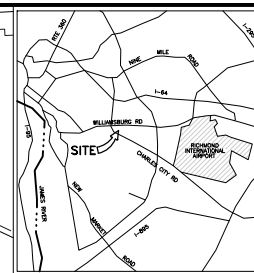
A handwritten signature in black ink, appearing to read "John A. Vithoukas". The signature is written in a cursive style with a large initial "J" and a distinct "A" at the end.

John A. Vithoukas  
County Manager

pc: Gwendolyn B. Turner & William C. Turner  
Ann Neil Cosby, Esquire  
Adena M. Patterson  
Director, Real Estate Assessment



**EXHIBIT A**  
**REZ2020-00045**

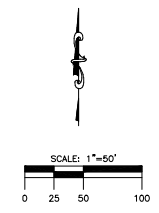


VICINITY MAP  
SCALE: 1" = 400'

**DEVELOPER**  
B & B PROPERTIES L.C.  
C/O CRANEMASTERS INC.  
3001 WILLIAMSBURG ROAD  
RICHMOND, VIRGINIA 23231  
PHONE (804) 236-4900  
ATTN: BARRY ISRINGHAUSON

PROPERTIES WITH PROPOSED ZONING CHANGES:  
GPIN 809-713-2362  
GPIN 809-713-2028

\* IF EXISTING TREES/SHRUBS ARE REMOVED WITHIN THE BUFFER ALONG WILLIAMSBURG ROAD, THE BUFFER WILL BE REPLANTED PER THE 35' TRANSITIONAL BUFFER REQUIREMENTS.



**YOUNGBLOOD, TYLER & ASSOCIATES P.C.**  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
7309 INNOVATE GREEN DRIVE, P.O. BOX 517, MECHANICSVILLE, VIRGINIA 23111  
PHONE: (800) 746-5888 FAX: (804) 750-7624 EMAIL: YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

**CRANEMASTERS**  
**WILLIAMSBURG ROAD**  
HENRICO COUNTY, VIRGINIA  
VARINA DISTRICT

EXHIBIT A

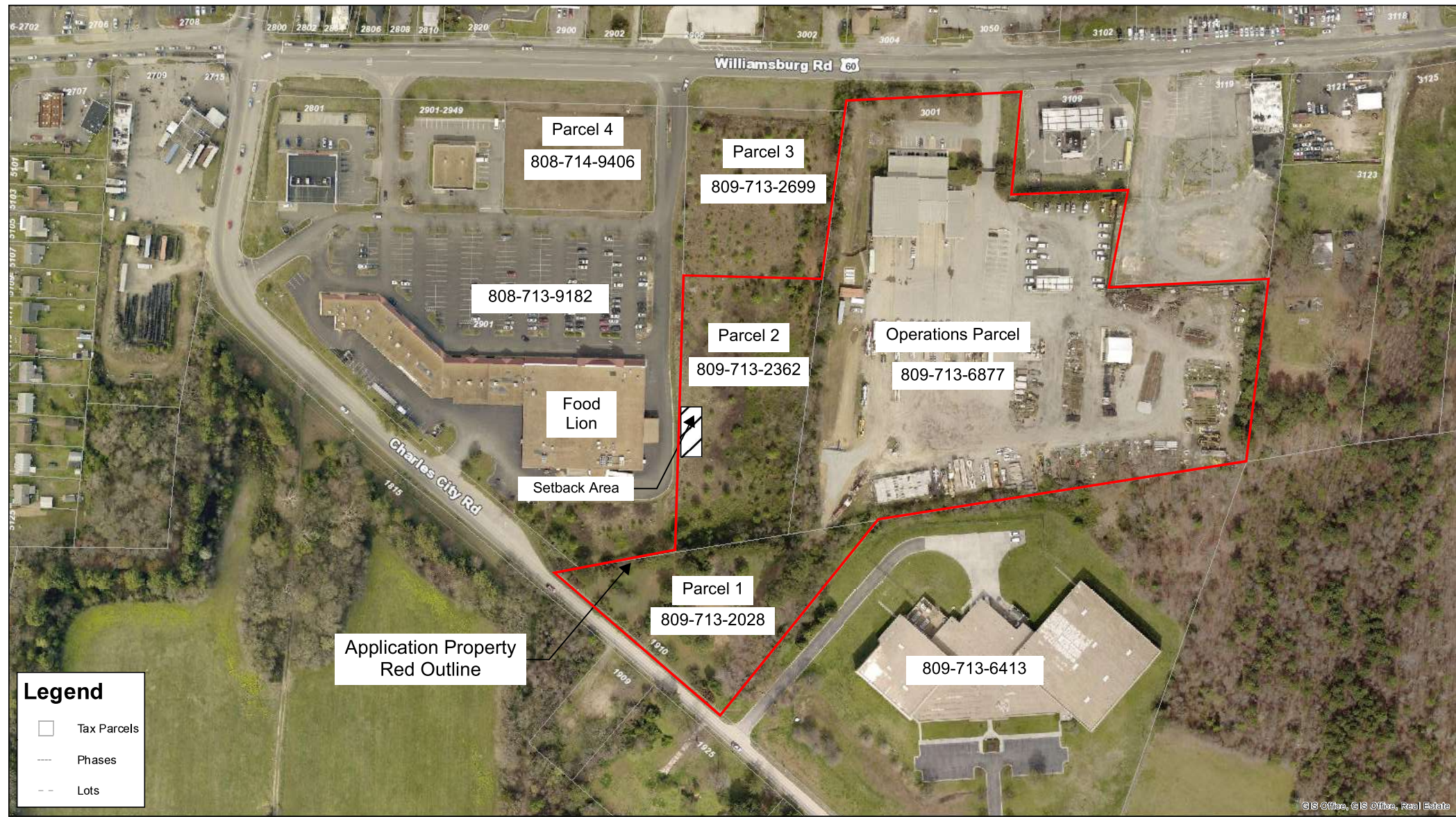
DATE: OCT. 15, 2020

REVISIONS	

DESIGNED BY: ANW  
DRAWN BY: ANW  
CHECKED BY: ANW

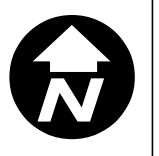
J. No: 170-01-400  
CAD FILE: ZON.CONC.PLN.

J:\PROJECTS\170-01-400 (Cranemasters)\ZONING\Zoning Concept Plan.DWG



**Legend**

- Tax Parcels
- Phases
- Lots



Henrico GIS

**Exhibit 1**  
**REZ2020-00045**

This map has been produced on Henrico County's Geographical Information System using the best data available to the County. This map is to be used for reference purposes only and the County of Henrico makes no warranty as to its completeness or accuracy. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



GIS Office, GIS Office, Real Estate