

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

REZ2021-00014
Zoning
 Outdoor Storage of
 Recreational and Commercial Vehicles
 Varina District
 500
 Feet

PS January 2021 Ref: 823-701-8476



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

November 9, 2022

Mr. Keith Malatesta
1066 Warwick Park Rd.
Henrico, VA 23231

Re: Rezoning Case REZ2021-00014

Dear Mr. Malatesta:

The Board of Supervisors at its meeting on November 9, 2022, approved your request to conditionally rezone from A-1 Agricultural District to M-2C Light Industrial District (Conditional) part of Parcel 823-701-8476 containing 15 acres located on the south line of Charles City Road approximately 4,120' east of its intersection with Monahan Road, described as follows:

Commencing at a point located on the eastern right of way line of Monahan Road & the southern right of way line of Charles City Road, thence along said right of way line of Charles City Road in an eastern direction a distance of 4,150 feet plus or minus to a pipe found, said pipe being the True Point and Place of Beginning, thence South 51°02'38" East a distance of 477.73 feet to a pipe found (bent), thence leaving said right of way line South 16°45'32" West a distance of 1391.12 feet to a point, thence North 73°14'22" East a distance of 439.97 feet to a point, thence North 16°40'22" East a distance of 975.74 feet to a rod found on line, thence North 16°40'22" East a distance of 595.85 feet to a pipe found said pipe being the True Point and Place of Beginning and containing 15.000 Acres/ 653,400 S.F. more or less.

The Board of Supervisors accepted the following proffered conditions, dated October 11, 2022, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Building.** The existing building on the Property shall be used for the storage of the applicant's personal property and shall not be open to the public. The applicant shall obtain any necessary permits for the existing building from Building Inspections within 60 days of the Board of Supervisors' approval of this request.
2. **Paved Area.** The approximately 20,063 square feet area shall be paved with recycled asphalt or other material permitted by County ordinance, as shown on the concept plan entitled "OUTDOOR STORAGE CHARLES CITY ROAD PRELIMINARY LAYOUT" prepared by Timmons Group dated August 23, 2022 (the "Concept Plan")(see case file).

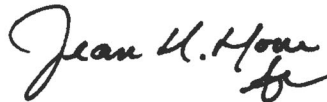
3. **Fence; Access.** An eight (8) feet tall opaque fence shall be installed around the area used for outdoor, RV and truck storage, with electronic entry gates and wrought iron type fencing at gate entry to the areas for outdoor and RV storage. A drive area will be included allowing access to and through the outdoor storage and parking areas generally as shown on the Concept Plan (see case file).
4. **Buffer.** Any buffer within the Property required herein shall be natural and landscaped, including supplemental plantings, signage, berms and/or fencing and other purposes as approved at the time of landscape plan review. Roads, sidewalks, utility easements (including drainage), common owned fencing/walls adjacent to any roads or drives, and signage shall be permitted within such buffer; provided, any such road or utility easements shall be extended generally perpendicular through such buffer unless otherwise approved at the time of Plan of Development approval. All buffers shall be maintained by the owner of the Property. Buffers against adjacent zoned A-1 parcels and along Charles City Road shall be at least 50 feet wide as shown on the Concept Plan (see case file). Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall be removed from buffer area, and if so removed, additional plantings shall be added. Should it be necessary to run drainage, utility or other easements through the buffer areas, such areas shall be compensated to the extent interrupted by said easement to maintain the integrity of the buffer area. Should it be necessary to locate Storm Water Management (SWM) or Best Management Practices (BMP) facilities into this buffer, additional landscaping will be added as required by at time of plan review to compensate for any removed vegetation.
5. **Right of Way Dedication.** The following right of way dedication shall be made by the applicant as required by the County at the time of any Plan of Development review: A 40' foot right of way dedication from the centerline of Charles City Road. In addition, right-of-way dedications shall be made to the County at the time of construction of Concept Road 2026-167 located near the parcel's southern property line as shown on the County's Major Thoroughfare Plan.
6. **Utilities.** All utility lines such as electric, telephone, internet or other similar lines shall be installed underground.
7. **Permitted Uses.** The uses permitted on the Property shall be limited to the following: Outdoor storage of recreational vehicles, campers, trailers, boats, and trucks. A portion of the site shall be used for pickup and drop-off of recreational vehicle rentals. Notwithstanding the foregoing, in no case shall the Property be used for a towing service or storage of inoperable vehicles.
8. **Lighting.** Parking lot lighting: along perimeter of storage fence and entryway. Lighting fixtures within one hundred feet of any agriculturally zoned property will be limited in height to twenty (20) feet in height as measured from the grade of base of the lighting standard.

9. **Signage.** Any sign on the property shall not exceed 16 square feet in area and 11 feet in height, shall be located only at the drive entry off of Charles City Road as shown on the Concept Plan, and shall not be internally lit. The applicant shall obtain a sign permit within 60 days of the Board of Supervisors' approval of this request.

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 the other proffers or the unaffected part of any such proffer.

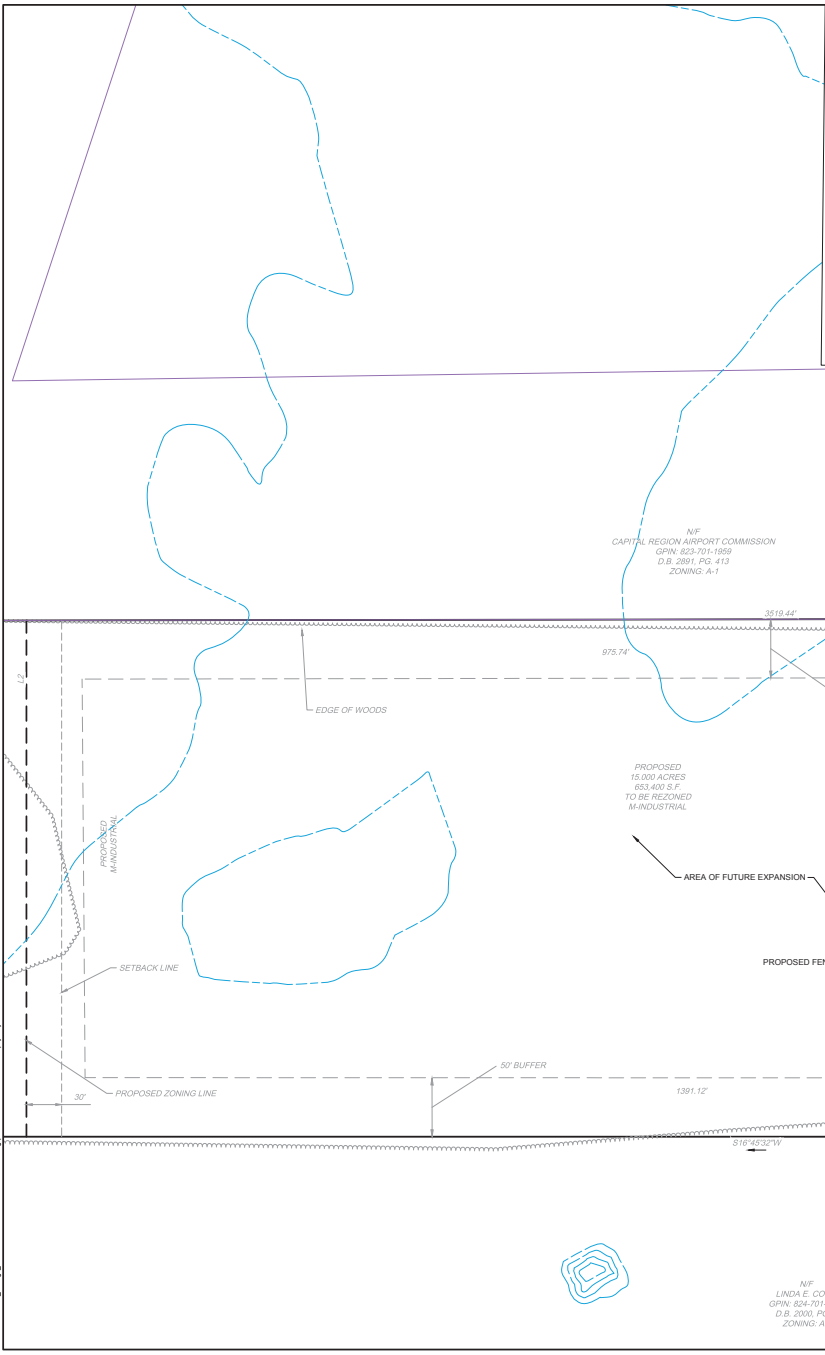
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

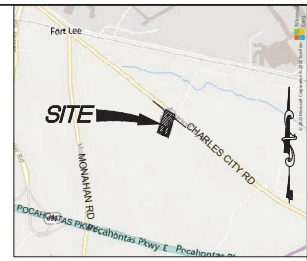


John A. Vithoukas
County Manager

pc: Mark Kronenthal
Richmond Storage Solutions
Director, Real Estate Assessment



SITE DATA	
1. OWNER	RICHMOND STORAGE SOLUTIONS 3429 CHARLES CITY ROAD HENRICO, VIRGINIA CONTACT: KATHLEEN HALPAUS PHONE: (804) 213-2568
2. ENGINEER	TIMMONS GROUP 4701 OWENS WAY, SUITE 900 PRINCE GEORGE, VA 23875 CONTACT: KATHLEEN HALPAUS PHONE: (804) 541-6619 FAX: (804) 458-1511 EMAIL: KATHLEEN.HALPAUS@TIMMONS.COM
3. GPIN #(S)	823-701-8478
4. ADDRESS	3429 CHARLES CITY RD, HENRICO, VA 23231
5. ACREAGE	15.00 ACRES
6. ZONING	A-1 (M-2 PROPOSED ZONING)
7. PROPOSED USE	OUTDOOR STORAGE
8. PREVIOUS APPROVAL	A. POD # <u>N/A</u> B. ADMINISTRATIVE # <u>N/A</u> C. ZONING CASE # <u>UNKOWN</u> D. VARIANCE (BZA) CASE # <u>N/A</u> E. PROVISIONAL USE PERMIT # <u>N/A</u> F. SPECIAL EXCEPTION (CONDITIONAL USE) # <u>N/A</u>
9. UTILITIES	COUNTY WATER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO COUNTY SEWER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WELL <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO SEPTIC <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO OTHER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
10. PARKING SCHEDULE	C. # SPACES PROVIDED <u>6 CAR SPACES</u> <u>69 RV SPACES</u>
11. SPECIAL FLOOD HAZARD AREA INFORMATION	SPECIAL FLOOD HAZARD AREA (FLOODPLAIN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>



THE DRAWING PREPARED AT THE
TIMMONS OFFICE
4701 Owens Way, Suite 900, Prince George, VA 23875
TEL: 804.541.6620 FAX: 804.458.1511 www.timmons.com

REVISION DESCRIPTION

YOUR VISION ACHIEVED THROUGH OURS.
DATE: 08/23/2022 COUNTY REVISIONS:

DATE	DESCRIPTION
<u>05/13/2022</u>	<u> </u>

DRAWN BY: B. WOOTEN
DESIGNED BY: K. HALPAUS
CHECKED BY: D. JOHNSON

SCALE
<u>1" = 50'</u>

DATE: 05/13/2022

DATE	DESCRIPTION
<u>05/13/2022</u>	<u> </u>

PROJECT: OUTDOOR STORAGE

PROJECT
<u>OUTDOOR STORAGE</u>

LOCATION: CHARLES CITY ROAD

LOCATION
<u>CHARLES CITY ROAD</u>

STATE: HENRICO COUNTY - VIRGINIA

STATE
<u>HENRICO COUNTY - VIRGINIA</u>

PROJECT TYPE: PRELIMINARY LAYOUT

PROJECT TYPE
<u>PRELIMINARY LAYOUT</u>

JOB NO.: 49559

JOB NO.
<u>49559</u>

SHEET NO.: C3.0

SHEET NO.
<u>C3.0</u>

TIMMONS GROUP

OUTDOOR STORAGE CHARLES CITY ROAD
HENRICO COUNTY - VIRGINIA
PRELIMINARY LAYOUT

S:\19040895.dwg - Internal Layout\DWG\2022\08\23\823-701-8478\823-701-8478.dwg (P) 08/23/2022 8:55 AM by Billy Wooten

N/F
LINDA E. COOK
GPIN: 823-701-1853
D.B. 2000, PG. 9
ZONING: A-1

REZ2021-00014

THIS PLAN IS AN INDICATIVE DOCUMENT. AS THE VARIOUS PHASES OF TIMMONS GROUP ACTIVITY AND/OR PRODUCTION PROCEED, THE PART AND DATE FOR EACH OF THE PURPOSES INDICATED HEREIN MAY VARY WITHOUT NOTICE.