

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

**REZ2022-0016**

**Zoning**

Wholesale and Retail Coffee Sales  
Brookland District

400 Feet

PS February 2022 Ref: 763-753-8296



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

John A. Vithoukias  
County Manager

May 12, 2022

Mirako, LLC  
Attn: Michael Korenman  
2018 Tomlynn Street  
Richmond, VA 23230

Re: Rezoning Case REZ2022-00016

Dear Mr. Korenman:

The Board of Supervisors at its meeting on May 10, 2022, approved your request to conditionally rezone from B-2 Business District to B-3C Business District (Conditional) Parcel 763-753-8296 containing 1.894 acres located at the southeast line of Shrader Road and Carousel Lane, described as follows:

A parcel of land located in the County of Henrico, Virginia, and shown on plat entitled "COMPILED SURVEY FOR 8055 SHRADER ROAD, HENRICO COUNTY, VA" by Nyfeler Associates, LLC dated 2/14/2022 and more particularly described as follows: Beginning at a nail, said nail being located at the southwest intersection of Shrader Road and Carousel Lane, said nail also being the Point of Beginning; Thence South 12°31'19" East, along the western line of Shrader Road, a distance of 201.11 feet to an iron rod; Thence South 47°40'06" West, leaving said western line of Shrader Road, a distance of 286.70 feet to a nail; Thence North 12°31'19" West, a distance of 448.78 feet to an iron rod, said iron rod being on the southern line of Carousel Lane; Thence South 81°09'59" East, along said southern line of Carousel Lane, a distance of 120.85 feet to an iron rod;

Thence along the arc of a curve to the left with a chord bearing South 86°43'11" East, and chord length of 115.88 feet, along said southern line of Carousel Lane, an arc length of 116.06 feet to an iron rod; Thence along the arc of a curve to the right with a chord bearing South 52°23'51" East, and chord length of 38.55 feet, leaving said southern line of Carousel Lane, an arc length of 41.84 feet to the point of beginning and containing +/- 1.894 acres.

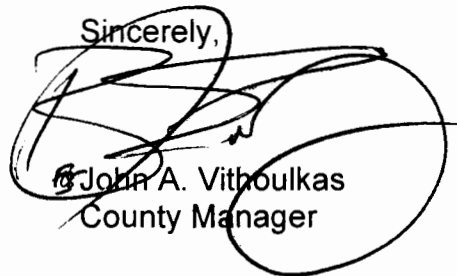
The Board of Supervisors accepted the following proffered conditions, dated April 29, 2022 which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Use Restrictions.** Use of the Property shall be limited to the following:
  - a. All uses permitted in the B-2 Business District shall be permitted.

- b. The following uses from the B-3 Business District shall be permitted:
      - i. Wholesale sales, involving the sale, lease or rent of products primarily intended for industrial, institutional, or commercial businesses; and
      - ii. Indoor accessory office, storage, training, and repair.
2. **Building Materials.** The buildings on the Property will generally remain in their existing exterior condition, provided however, that if any changes are made, exposed exterior wall surfaces (above finished grade) of all individual buildings (excluding rooftop screening materials for mechanical equipment) shall be constructed with one or more of the following siding materials: decorative concrete block (including, without limitation, split face block, smooth face block, fluted block, and ground face block), tilt-up or pre-cast concrete, brick, brick veneer, glass, metal (other than corrugated metal), stone, cast stone, stone veneer, granite, marble, stucco, synthetic stucco, glass block, cementitious siding, composite-type siding, engineered wood (e.g. LP Smartside), insulated panels, concrete tile, or ceramic tile, unless other material is approved at the time of any Plan of Development review. For purposes of these proffers, "wall surfaces" shall not be deemed to include columns, pilasters, trim, gutters, accent materials, architectural features, trim, windows, doors, bay doors, piers, wall sections and headers near roll up doors and loading doors.
3. **Safe Conduct of Operations.** Any industrial use on the property must be conducted entirely within an enclosed building, except for parking areas, loading and unloading facilities, and outdoor storage as an accessory use. All uses shall be conducted so as not to (i) create any danger to the health, safety or welfare of the citizens of Henrico County or (ii) create any hazardous, objectionable, or offensive conditions on neighboring lands because of odor, dust, smoke, cinders, fumes, noise, vibration, wastes, fire, explosion, or unsightliness.
4. **Parking Lot Lighting.** Any replacement parking lot lighting fixtures located in the parking lots shall not exceed 30 feet in height above grade level. Such parking lot lighting shall be produced from concealed sources of light (i.e., shoebox type) and shall be reduced to no more than a security level following the close of business operations.
5. **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.

Mirako, LLC  
May 17, 2022  
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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: R. Robert Benaicha , Northstar Academy, Inc.  
Mark J. Kronenthal  
Director, Real Estate Assessment