

**A-1 to M-2C
14.258 Ac.**

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

REZ2023-00015
Zoning
 Industrial
 Varina District
 600 Feet
 PS March 2023 Ref: 824-701-3334



John A. Vithoukas
County Manager

September 19, 2023

Morris Spencer Moore, III & Melanie Dawn Moore
7356 Osborne Turnpike
Henrico, Virginia 23231

Re: Rezoning Case REZ2023-00015

Dear Mr. Morris Moore, III & Ms. Melanie Moore:

The Board of Supervisors at its meeting on September 12, 2023, approved your request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) part of Parcel 824-701-3334 containing 14.258 acres located on the south line of Charles City Road approximately 3,000' west of Britton Road, described as follows:

Parcel B

Beginning at a point, 1077.08' south of Charles City Road; thence S 76°24'35" E a distance of 248.53', to a point; thence S 13°16'06" W a distance of 2156.82', to a point; thence N 74°25'25" W a distance of 328.97', to a point; thence N 15°24'33" E to the point of beginning; containing 14.258 acres.

The Board of Supervisors accepted the following proffered conditions, dated August 8, 2023, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

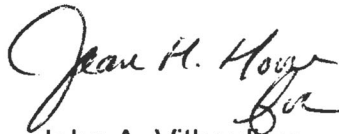
1. **Uses.** The property may be used for outdoor storage, as a principal use, and only those uses permitted in the M-1 (Light Industrial) District, provided, the following uses are prohibited:
 - a. Extractive Industry Uses.
 - b. Solid waste transfer station.
 - c. Correctional Facility.
 - d. Towing service or storage of inoperable vehicles.
 - e. Community Services uses.
 - f. Daycare.
 - g. Funeral and Mortuary Services.
 - h. Eating Establishment uses.
 - i. Theater.

- j. Retail Sales and Service uses other than:
 - i. Such uses accessory to another principal use.
 - ii. A farmers market.
 - k. Vehicle Sales and Service uses, other than such uses as are accessory to another principal use.
2. **Existing Building.** The applicant shall apply for all necessary permits for the existing building from Building Inspections within 30 days of the Board of Supervisors' approval of this request and shall diligently pursue approvals of all such permits.
 3. **Buffer.** Areas of the Property adjacent to A-1 zoned parcels must have a buffer at least 50 feet wide. Any buffer within the Property required herein must be natural and landscaped, and may include supplemental plantings, 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, existing buildings, and signage at any entrance into the Property will be permitted within such buffer; provided, any such road or utility easements must be extended generally perpendicular through such buffer unless otherwise approved at the time of Plan of Development approval. All buffers will be maintained by the owner of the Property. Existing vegetation and underbrush may, and fallen, diseased or dead plant growth must be removed from any buffer area, and if so removed, additional plantings must be added. Should it be necessary to locate Storm Water Management (SWM), Best Management Practices (BMP) facilities, or drainage, utility or other easements into this buffer, additional landscaping will be added as required by at time of plan review to compensate for any removed vegetation.
 4. **Utilities.** Except for junction boxes, meters and existing overhead utility lines, all new utility lines, such as electric, telephone, internet or other similar lines, must be installed underground.
 5. **Repair and Maintenance.** All repair and maintenance of vehicles must occur indoors. No inoperable vehicles shall be stored or parked outside unless all liquid is removed from the vehicle, or the lot is paved.
 6. **Lighting.** 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.
 7. **Perimeter Fence.** Any fence around the perimeter of the Property along the south, east and west boundaries of the Property, shall be an opaque solid board wood fence a minimum of 6' in height in accordance with Article 5, Division 4, Fences and Walls of the Henrico County Code.

8. **Hours of Operation.** Any use that is not conducted within a building will be limited to hours of operation from 5 a.m. to 8 p.m. Any use that is conducted within a building will be limited to hours of operation from 5 a.m. to 10 p.m.
9. **Signage.** Any sign on the property may not exceed 16 square feet in area and 11 feet in height, must be located only at the drive entry off of Charles City Road as shown on the Concept Plan, and may not be internally lit.
10. **Plan of Development.** A plan of development as required by Section 24-2314 of the Henrico County Code shall be submitted prior to any construction on the Property.
11. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, will 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. Vithoulkas
County Manager

pc: Andrew M. Condlin
Director, Real Estate Assessment

