

**7822 Richmond Road
Toano, Virginia
Land For Sale**



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC
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Campana Waltz
Commercial Real Estate, LLC

*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

FOR SALE
7822 Richmond Road
Toano, Virginia

- Location:** 7822 Richmond Road
Toano, Virginia
- Description:** Vacant land parcel located directly on Richmond Road. The Limited Business/Industrial (M1) zoning offers a wide array of acceptable uses. This location provides a flux of opportunities for company's seeking an attractive land parcel at an aggressive price.
- Total Land Size:** Approximately 1.049 Acres
- Asking Price:** \$237,500.00
- Surrounding Uses:** Colonial Williamsburg (734,000 Visitors Per Year)
Hankins Industrial Park
Toano Business Center
Gas / Convenience
- Demographics:** \$81,428 MHI within a one-mile radius
23,442 people within a five-mile radius
- Zoning:** M1- Limited Business/Industrial District
- Additional Information:**
- Location Map
 - Zoning Matrix
 - Demographics

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Chapter 24

ARTICLE V. DISTRICTS

Division 11. Limited Business/Industrial District, M-1

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- Sec. 24-411. Use list.
- Sec. 24-412. Outdoor operations and storage.
- Sec. 24-413. Area requirements and minimum lot width.
- Sec. 24-414. Setback requirements.
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Chapter 24

ARTICLE V. DISTRICTS

DIVISION 11. LIMITED BUSINESS/INDUSTRIAL DISTRICT, M-1

Sec. 24-410. Statement of intent.

The primary purpose of the Limited Business/Industrial District, M-1, is to establish an area where the principal use of land is for limited business/industrial operations which are not ordinarily compatible with adjacent residential development. The specific intent of this district is to accomplish the following:

- (1) Encourage the use of land for limited business and industrial purposes;
- (2) Prohibit residential developments on land reserved for limited business and industrial uses;
- (3) Permit certain commercial and office uses in a manner which is compatible with limited business and industrial uses; and
- (4) Establish minimum requirements to protect the health, safety and welfare of the citizens of James City County from the effects or impacts commonly associated with the development of limited business and industrial uses.

(Ord. No. 31A-88, § 20-87, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12)

Sec. 24-411. Use list.

Reference section 24-11 for special use permit requirements for certain commercial uses and exemptions.

In the Limited Business/Industrial District, M-1, buildings to be erected or land to be used shall be for one or more of the following or similar uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential	An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial or industrial use of the property	P	
Commercial	Accessory uses and structures as defined in section 24-2	P	
	Adult day care centers	P	
	Antique shops	P	
	Arts and crafts, hobby and handicraft shops	P	
	Auction houses	P	
	Bakeries or fish markets	P	
	Banks and other financial institutions	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial	Barber shops and beauty salons	P	
	Business and professional offices	P	
	Catering and meal preparation	P	
	Child day care centers	P	
	Contractor offices, equipment storage yards, shops and warehouses (with materials and equipment storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Convenience stores; if fuel is sold, then in accordance with section 24-38		SUP
	Convention centers	P	
	Courier services	P	
	Data processing centers	P	
	Drug stores	P	
	Dry cleaners and laundries	P	
	Farmer's market	P	
	Fast food restaurants		SUP
	Feed, seed and farm supply stores	P	
	Firearms sales and service	P	
	Firing and shooting ranges (limited to a fully enclosed building)	P	
	Funeral homes	P	
	Gift and souvenir stores	P	
	Grocery stores	P	
	Health and exercise clubs, fitness centers	P	
	Heliports, helistops and accessory uses		SUP
	Hospitals		SUP
	Hotels and motels with accessory retail sales, barber shops and beauty shops located within the hotel or motel, for the principal benefit of the resident guest	P	
	Indoor centers of amusement including billiard halls, arcades, pool rooms, bowling alleys, dance clubs and bingo halls	P	
	Indoor sport facilities, including firing and shooting ranges	P	
	Indoor theaters	P	
	Janitorial service establishments	P	
	Kennels and animal boarding facilities	P	
	Laboratories, research and development centers	P	
	Laser technology production	P	
	Limousine services (with maintenance limited to a fully enclosed building)	P	
	Lodges, civic clubs, fraternal organizations and service clubs	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial	Lumber and building supply (with storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Machinery sales and service (with storage and repair limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
	Marinas, docks, piers, yacht clubs, boat basins, boat storage and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with section 24-38	P	
	Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce or seafood receiving, packaging or distribution	P	
	Medical clinics or offices, including emergency care and first aid centers	P	
	Museums	P	
	New and/or rebuilt automotive parts sales (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
	Nursing homes		SUP
	Nurseries	P	
	Off-street parking as required by article II, division 2 of this chapter	P	
	Office supply stores	P	
	Outdoor centers of amusement, including miniature golf, bumper boats and waterslide parks		SUP
	Outdoor sports facilities, including golf courses, driving ranges, batting cages and skate parks, with water and sewer facilities for golf courses as approved by the board of supervisors		SUP
	Parking lots, structures or garages	P	
	Pawnshops		SUP
	Payday/title loan establishments		SUP
	Pet stores and pet supply sales	P	
Photography, artist and sculptor stores and studios	P		

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial	Plumbing and electrical supply and sales (with storage limited to a fully enclosed building or screened with landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments	P	
	Private streets within "qualifying industrial parks" in accordance with section 24-62	P	
	Radio and television stations and accessory antenna or towers, self supported, (not attached to buildings) which are 60 feet less in height	P	
	Research, development and design facilities or laboratories	P	
	Restaurants, tea rooms, coffee shops, taverns and micro-breweries, not to include fast food restaurants	P	
	Retail and service stores, including the following stores: alcohol, appliances, books, cabinets, cameras, candy, carpet, coin, department, dressmaking, electronics, florist, furniture, furrier, garden supply, gourmet foods, greeting card, hardware, home appliance, health and beauty aids, ice cream, jewelry, locksmith, music, optical goods, paint, pet, picture framing, plant supply, shoes, sporting goods, stamps, tailor, tobacco and pipes, toys, travel agencies, upholstery, variety, wearing apparel, and yard goods	P	
	Retail food stores	P	
	Security service offices	P	
	Tattoo parlors		SUP
	Taxi service	P	
	Theme parks greater than 10 acres in size		SUP
	Truck stops; if fuel is sold, then in accordance with section 24-38		SUP
	Truck terminals; if fuel is sold, then in accordance with section 24-38		SUP
	Vehicle and trailer sales and service (with major repair limited to a fully enclosed building and screened from adjacent property by landscaping and fencing with a maximum height of 12 feet)	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Commercial	Vehicle repair and service, including tire, transmission, glass, body and fender, and other automotive product sales, new and/or rebuilt (with major repair limited to a fully enclosed building and storage of parts and vehicles screened from adjacent property by landscaping and fencing with a maximum height of 12 feet)	P	
	Vehicle rentals	P	
	Vehicle service stations; if fuel is sold, then in accordance with section 24-38	P	
	Veterinary hospitals (with all activities limited to a fully enclosed building with the exception of supervised animal exercise)	P	
	Warehousing, wholesaling, storage and distribution centers (with storage limited to a fully enclosed building or screened by landscaping and fencing with a maximum height of 12 feet from adjacent property)	P	
	Water impoundments, new or expansion of, less than 50 acres and with dam heights of less than 25 feet	P	
	Water impoundments, new or expansion of, greater than 50 acres, or with dam heights of less than 25 feet or more		SUP
	Water well drilling establishments	P	
	Welding and machine shops (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
Civic	Fire stations	P	
	Governmental offices	P	
	Libraries	P	
	Nonemergency medical transport	P	
	Places of public assembly	P	
	Post offices	P	
	Schools		SUP
Utility	Antennas and towers, self supported, which are 60 feet or less in height	P	
	Antennas and towers (not attached to buildings) in excess of 60 feet in height		SUP
	Electrical generation facilities (public or private), steam generation facilities, electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more		SUP

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Utility	Railroad facilities including tracks, bridges and switching stations. Spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way, are permitted generally and shall not require a special use permit		SUP
	Telephone exchanges and telephone switching stations	P	
	Tower mounted wireless communications facilities in accordance with division 6, Wireless Communications Facilities, less than 60 feet in height	P	
	Tower mounted wireless communications facilities in accordance with division 6, Wireless Communications Facilities, in excess of 60 feet in height		SUP
	Transmission pipelines, public or private, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. Extensions for private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit		SUP
	Wireless communications facilities that utilize alternative mounting structures, or are camouflaged, and comply with division 6, Wireless Communications Facilities	P	
	Water facilities (public or private) and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment, such as pumps to be owned and operated by political jurisdictions. The following are permitted generally and shall not require a special use permit: <ul style="list-style-type: none"> (a) Private connections to existing mains that are intended to serve an individual customer and that are accessory to existing or proposed development, with no additional connections to be made to the line; and (b) Distribution lines and local facilities within a development, including pump stations 		SUP

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Open	Timbering, in accordance with section 24-43	P	
Industrial	Heavy equipment sales and service (with major repair limited to a fully enclosed building or screened with landscaping and fencing from adjacent property)	P	
	Industrial dry cleaners or laundries	P	
	Industrial or technical training centers or schools	P	
	Manufacture and assembly of musical instruments, toys, novelties, and rubber and metal stamps	P	
	Manufacture and bottling of soft drinks, water and alcoholic beverages	P	
	Manufacture and processing of textiles and textile products	P	
	Manufacture and storage of ice, including dry ice	P	
	Manufacture, assembly, or fabrication of sheet metal products	P	
	Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber, glass, rubber, leather, cellophane, felt, fur, horn, wax, hair, yarn, and stone	P	
	Manufacture, compounding, processing and packaging of cosmetics, toiletries and pharmaceutical products	P	
	Manufacture, compounding, processing or packaging of food and food products, but not the slaughter of animals		SUP
	Manufacture of cans and other products from previously processed metals	P	
	Manufacture of carpets and carpet yarns	P	
	Manufacture of furniture	P	
	Manufacture of glass and glass products	P	
	Manufacture of pottery and ceramic products using kilns fired by gas or electricity	P	
	Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilation equipment	P	
	Manufacture or assembly of electronic instruments, electronic devices or electronic components	P	
	Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments and equipment	P	
	Manufactured home or mobile home sales	P	
Petroleum storage and retail distribution		SUP	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Industrial	Processing, assembly and manufacture of light industrial products or components (with all storage, processing, assembly and manufacture conducted indoors or under cover, with no dust, noise, odor or other objectionable effect)		SUP
	Propane storage, distribution or sale		SUP
	Recycling center or plant	P	
	Resource recovery facilities		SUP
	Solid waste transfer stations and container sites, public or private		SUP
	Waste disposal facilities		SUP

(Ord. No. 31A-88, § 20-88, 4-8-85; Ord. No. 31A-110, 9-12-88; Ord. No. 31A-128, 12-3-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-146, 8-3-92; Ord. No. 31A-150, 4-5-93; Ord. No. 31A-152, 8-16-93; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-177, 8-18-98; Ord. No. 31A-208, 8-13-02; Ord. No. 31A-214, 8-10-04; Ord. No. 31A-236, 8-12-08; Ord. No. 31A-263, 1-10-12; Ord. No. 31A-287, 4-9-13; Ord. No. 31A-291, 8-13-13)

Sec. 24-412. Outdoor operations and storage.

Any commercial or industrial operation or storage conducted in whole or in part out-of-doors shall meet the requirements of section 24-98(c).

(Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12)

Sec. 24-413. Area requirements and minimum lot width.

(a) Minimum lot size shall be 10,000 square feet.

(b) Minimum width of lots shall be 75 feet at the setback line.

(Ord. No. 31A-88, §§ 20-89, 204-89.1, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12)

Sec. 24-414. Setback requirements.

(a) Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width. Where the street right-of-way is less than 50 feet in width, structures shall be located 75 feet or more from the center line of the street. The minimum setback of any portion of a structure which is in excess of 35 feet in height shall be increased one foot for each two feet of the structure's height in excess of 35 feet.

(b) The minimum setback shall also be increased to a minimum of 75 feet from any street with a right-of-way 50 feet or greater in width and 100 feet from any street with a right-of-way of less than 50 feet of width when the property immediately across the street is zoned residential. The minimum setback of any portion of a structure across the street from property zoned residential which is in excess of 35 feet in height shall be increased one foot for each two feet of the structure's height in excess of 35 feet.

(c) Setbacks for commercial uses may be reduced to 25 feet from any street right-of-way which is 50 feet or greater in width or 50 feet from the centerline of the street where the street right-of-way is less than 50 feet in width with approval of the planning director.

A site shall not be considered for a setback reduction if it is located on a planned road that is designated for widening improvements. A planned road includes any road or similar transportation facility as designated on the Comprehensive Plan, Six-Year Primary or Secondary Road Plan, Peninsula Area Transportation Plan or any road plan adopted by the board of supervisors. The planning director will consider a setback reduction only if the setback reduction will achieve results which clearly satisfy the overall purposes and intent of section 24-86 (Landscaping and Tree Preservation Requirements); if the setbacks do not negatively impact adjacent property owners; and if one or more of the following criteria are met:

- (1) The site is located on a Community Character Corridor or is designated a Community Character Area on the Comprehensive Plan Land Use Map, and proposed setbacks will better complement the design standards of the Community Character Corridor.
- (2) The adjacent properties have setbacks that are non-conforming with this section, and the proposed setbacks will better complement the established setbacks of adjacent properties, where such setbacks help achieve the goals and objectives of the Comprehensive Plan.
- (3) The applicant has offered site design which meets or exceeds the Development Standards of the Comprehensive Plan.

(d) In areas where the board of supervisors has adopted specific design guidelines that call for reduction of setbacks in excess of those permitted in sub-section (c), the planning director can approve reductions upon finding substantial conformance with recommendations from the guidelines and compliance with the criteria from sub-section (c) above.

(e) Appeals. In the event the planning director disapproves plans submitted under the provisions of this section or recommends conditions or modifications which are unacceptable to the applicant, the applicant may appeal the decision of the planning director to the development review committee who shall forward a recommendation to the planning commission.

(Ord. No. 31A-88, § 20-90, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-241, 6-9-09; Ord. No. 31A-263, 1-10-12)

Sec. 24-415. Yard requirements.

(a) Structures shall be located 20 feet or more from side or rear property lines. The side and rear yards for any section of a structure in excess of 35 feet in height shall be increased one foot for each two feet of height in excess of 35 feet.

(b) The minimum side yard shall be increased to 75 feet if the side yard adjoins property in a residential district, or an agricultural district that is designated for residential use on the Comprehensive Plan. The minimum rear yard shall be increased to 75 feet if the rear yard adjoins property in a residential district or an agricultural district that is designated for residential use on the Comprehensive Plan. The minimum side and rear yards for any section of a structure in excess of 35 feet in height shall be increased one foot for each two feet of height in excess of 35 feet.

(c) Accessory structures may be located within the required side or rear yards upon approval of the planning director; provided, however, that no structure shall be located within ten feet of any property line.

(d) *Appeals.* In the event the planning director disapproves plans submitted under the provisions of this section or recommends conditions or modifications which are unacceptable to the applicant, the applicant may appeal the decision of the planning director to the development review committee who shall forward a recommendation to the planning commission.

(Ord. No. 31A-88, § 20-90.1, 4-8-85; Ord. No. 31A-100, 4-6-87; Ord. No. 31A-112, 2-6-89; Ord. No. 31A-123, 7-2-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-177, 8-18-98; Ord. No. 31A-263, 1-10-12)

Sec. 24-416. Reserved.

Sec. 24-417. Special provisions for the waiver of area, lot width, yard and yard setback requirements.

The following may be eligible for a waiver from any part of section 24-413 through 24-415:

The subdivision of business/industrial property on which business and industrial units for sale, for sale in condominium, or for lease are both:

- (a) Constructed as part of a multiunit structure in which the units share common walls or as part of a multiple-structure commercial development; and
- (b) The entire development has been planned and designed as a comprehensive coordinated unit under a single master plan which has been legislatively approved by the board of supervisors.

In these instances, the planning director may grant, at his discretion, a waiver from any part of section 24-413 through 24-415 upon finding:

- (1) The overall complex or structure, if considered as a single unit, meets all of the requirements of section 24-413 through 24-415;
- (2) Adequate parking is provided as per the requirements of this chapter. The planning director also may require recordation of adequate easements or other agreements to guarantee access and maintenance of the parking areas and other common areas;
- (3) Adequate provisions are made to assure compliance with the requirements of this chapter with regards to signs. The planning commission also may require the recordation of adequate easements or agreements to allow grouping of signs on one standard sign, placement of signs in common areas or other appropriate arrangements made necessary as a result of the reduced frontage or yard area of the individual units; and
- (4) The complex or structure is adequately designed and serviced from the standpoint of safety. The county fire chief finds that the fire safety equipment to be installed is adequately designed, and the county building official finds that the complex is designed to conform to the Uniform Statewide Building Code, so as to offer adequate protection to life and property.

- (5) Appeals. In the event the planning director disapproves plans submitted under the provisions of this section or recommends conditions or modifications which are unacceptable to the applicant, the applicant may appeal the decision of the planning director to the development review committee who shall forward a recommendation to the planning commission.

(Ord. No. 31A-88, § 20-90.3, 4-8-85; Ord. No. 31A-123, 7-2-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-177, 8-18-98; Ord. No. 31A-263, 1-10-12)

Sec. 24-418. Height of structures.

(a) Structures may be erected up to 60 feet in height from grade to the top of the structure. Camouflaged wireless communications facilities may be erected to a total height of 120 feet from grade. Structures in excess of 60 feet in height from grade to the top of the structure may be erected only upon the granting of a height limitation waiver by the board of supervisors.

(b) Water towers, church spires, belfries, cupolas, monuments, chimneys, flues, flagpoles, communication antennae, mechanical penthouse, electrical, plumbing, elevator, parapet walls or other accessory mechanical functions which are part of or on top of a main structure shall be considered part of the structure.

(c) Upon application for a height limitation waiver, the payment of appropriate fees, notification of adjacent property owners and following a public hearing, the board of supervisors may grant a height limitation waiver upon finding that:

- (1) Additional setbacks have been provided as required by section 24-414 and section 24-415; however, the board of supervisors may waive additional setbacks in excess of 60 feet;
- (2) Such structure will not obstruct light from adjacent property;
- (3) Such structure will not impair the enjoyment of historic attractions and areas of significant historic interest and surrounding developments;
- (4) Such structure will not impair property values in the area;
- (5) Such structure is adequately designed and served from the standpoint of safety and that the county fire chief finds the fire safety equipment to be installed is adequately designed and that the structure is reasonably well located in relation to fire stations and equipment, so as to offer adequate protection to life and property; and
- (6) Such structure will not be contrary to the public health, safety and general welfare.

(Ord. No. 31A-88, § 20-91, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-166, 1-23-96; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-263, 1-10-12)

Sec. 24-419. Reserved.

Sec. 24-420. Sign regulations and parking requirements.

(a) To assure an appearance and condition which is consistent with the purposes of the Limited Business/Industrial District, M-1, outdoor signs on the properties within the district shall comply with the regulations for exterior signs in article II, division 3 of this chapter.

(b) Off-street parking and off-street loading shall be provided as required in article II, division 2 of this chapter.

(Ord. No. 31A-88, § 20-93, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12; Ord. No. 31A-291, 8-13-13)

Sec. 24-421. Utilities.

(a) Unless otherwise specified in this district, all development in the Limited Business/Industrial District, M-1, shall be served by public water and sewer.

(b) The location of all utilities and utility easements shall be shown on the site plans and be approved as per article III, Site Plan, of this chapter.

(Ord. No. 31A-88, § 20-92, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-156, 5-16-94; Ord. No. 31A-263, 1-10-12)

Sec. 24-422. Site plan review.

All structures or complexes of structures erected, altered or restored within the district shall be subject to Site Plan Review in accordance with article III of this chapter.

(Ord. No. 31A-88, § 20-94, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-263, 1-10-12)

Sec. 24-423. Landscaping.

To assure an appearance and condition which is consistent with the purposes of the Limited Business/Industrial District, M-1, landscaping on the properties within the district shall comply with article II, division 4 of this chapter.

(Ord. No. 31A-263, 1-10-12)

Secs. 24-424 - 24-434. Reserved.

Demographics for 7822 Richmond Road, Toano, VA 23168

	1-mi.	3-mi.	5-mi.
Population			
2012 Male Population	1,844	6,904	11,325
2012 Female Population	1,978	7,298	12,117
% 2012 Male Population	48.25%	48.61%	48.31%
% 2012 Female Population	51.75%	51.39%	51.69%
2012 Total Population: Adult	2,784	10,893	17,870
2012 Total Daytime Population	2,969	12,462	19,666
2012 Total Employees	1,182	4,932	7,654
2012 Total Population: Median Age	38	43	42
2012 Total Population: Adult Median Age	47	51	50
2012 Total population: Under 5 years	250	776	1,388
2012 Total population: 5 to 9 years	300	934	1,526
2012 Total population: 10 to 14 years	289	980	1,624
2012 Total population: 15 to 19 years	292	888	1,532
2012 Total population: 20 to 24 years	195	587	1,076
2012 Total population: 25 to 29 years	200	640	1,190
2012 Total population: 30 to 34 years	199	655	1,223
2012 Total population: 35 to 39 years	292	937	1,516
2012 Total population: 40 to 44 years	302	1,020	1,730
2012 Total population: 45 to 49 years	357	1,212	1,991
2012 Total population: 50 to 54 years	343	1,121	1,847
2012 Total population: 55 to 59 years	245	1,099	1,717
2012 Total population: 60 to 64 years	188	1,077	1,553
2012 Total population: 65 to 69 years	127	935	1,322
2012 Total population: 70 to 74 years	93	588	928
2012 Total population: 75 to 79 years	72	379	623
2012 Total population: 80 to 84 years	40	206	370
2012 Total population: 85 years and over	38	168	286
% 2012 Total population: Under 5 years	6.54%	5.46%	5.92%
% 2012 Total population: 5 to 9 years	7.85%	6.58%	6.51%
% 2012 Total population: 10 to 14 years	7.56%	6.90%	6.93%
% 2012 Total population: 15 to 19 years	7.64%	6.25%	6.54%
% 2012 Total population: 20 to 24 years	5.10%	4.13%	4.59%
% 2012 Total population: 25 to 29 years	5.23%	4.51%	5.08%
% 2012 Total population: 30 to 34 years	5.21%	4.61%	5.22%
% 2012 Total population: 35 to 39 years	7.64%	6.60%	6.47%
% 2012 Total population: 40 to 44 years	7.90%	7.18%	7.38%
% 2012 Total population: 45 to 49 years	9.34%	8.53%	8.49%
% 2012 Total population: 50 to 54 years	8.97%	7.89%	7.88%
% 2012 Total population: 55 to 59 years	6.41%	7.74%	7.32%
% 2012 Total population: 60 to 64 years	4.92%	7.58%	6.62%
% 2012 Total population: 65 to 69 years	3.32%	6.58%	5.64%
% 2012 Total population: 70 to 74 years	2.43%	4.14%	3.96%
% 2012 Total population: 75 to 79 years	1.88%	2.67%	2.66%
% 2012 Total population: 80 to 84 years	1.05%	1.45%	1.58%
% 2012 Total population: 85 years and over	0.99%	1.18%	1.22%
2012 White alone	2,688	11,508	17,927
2012 Black or African American alone	905	1,901	4,048
2012 American Indian and Alaska Native alone	9	60	87
2012 Asian alone	51	202	422
2012 Native Hawaiian and OPI alone	2	4	17
2012 Some Other Race alone	59	163	276
2012 Two or More Races alone	108	364	665
2012 Hispanic	181	579	1,015
2012 Not Hispanic	3,641	13,623	22,427
% 2012 White alone	70.33%	81.03%	76.47%
% 2012 Black or African American alone	23.68%	13.39%	17.27%
% 2012 American Indian and Alaska Native alone	0.24%	0.42%	0.37%
% 2012 Asian alone	1.33%	1.42%	1.80%
% 2012 Native Hawaiian and OPI alone	0.05%	0.03%	0.07%
% 2012 Some Other Race alone	1.54%	1.15%	1.18%
% 2012 Two or More Races alone	2.83%	2.56%	2.84%
% 2012 Hispanic	4.74%	4.08%	4.33%
% 2012 Not Hispanic	95.26%	95.92%	95.67%
2000 Not Hispanic: White alone	1,914	6,958	11,051
2000 Not Hispanic: Black or African American alone	749	1,399	3,109
2000 Not Hispanic: American Indian and Alaska Native alone	2	30	49
2000 Not Hispanic: Asian alone	27	54	140
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	4	6
2000 Not Hispanic: Some Other Race alone	1	3	14
2000 Not Hispanic: Two or More Races	31	81	167
% 2000 Not Hispanic: White alone	69.65%	80.61%	74.86%
% 2000 Not Hispanic: Black or African American alone	27.26%	16.21%	21.06%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.07%	0.35%	0.33%
% 2000 Not Hispanic: Asian alone	0.98%	0.63%	0.95%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.05%	0.04%
% 2000 Not Hispanic: Some Other Race alone	0.04%	0.03%	0.09%
% 2000 Not Hispanic: Two or More Races	1.13%	0.94%	1.13%
Population Change			
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	3,822	14,202	23,442

/s 2000 Not Hispanic, Two or more races

Population Change

Total: Employees (NAICS)

Total: Establishments (NAICS)

2012 Total Population

2012 Households

Population Change 2010-2012

Household Change 2010-2012

% Population Change 2010-2012

% Household Change 2010-2012

Population Change 2000-2012

Household Change 2000-2012

% Population Change 2000 to 2012

% Household Change 2000 to 2012

Housing

2000 Housing Units

2000 Occupied Housing Units

2000 Owner Occupied Housing Units

2000 Renter Occupied Housing Units

2000 Vacant Housing Units

% 2000 Occupied Housing Units

% 2000 Owner occupied housing units

% 2000 Renter occupied housing units

% 2000 Vacant housing units

Income

2012 Household Income: Median

2012 Household Income: Average

2012 Per Capita Income

2012 Household income: Less than \$10,000

2012 Household income: \$10,000 to \$14,999

2012 Household income: \$15,000 to \$19,999

2012 Household income: \$20,000 to \$24,999

2012 Household income: \$25,000 to \$29,999

2012 Household income: \$30,000 to \$34,999

2012 Household income: \$35,000 to \$39,999

2012 Household income: \$40,000 to \$44,999

2012 Household income: \$45,000 to \$49,999

2012 Household income: \$50,000 to \$59,999

2012 Household income: \$60,000 to \$74,999

2012 Household income: \$75,000 to \$99,999

2012 Household income: \$100,000 to \$124,999

2012 Household income: \$125,000 to \$149,999

2012 Household income: \$150,000 to \$199,999

2012 Household income: \$200,000 or more

% 2012 Household income: Less than \$10,000

% 2012 Household income: \$10,000 to \$14,999

% 2012 Household income: \$15,000 to \$19,999

% 2012 Household income: \$20,000 to \$24,999

% 2012 Household income: \$25,000 to \$29,999

% 2012 Household income: \$30,000 to \$34,999

% 2012 Household income: \$35,000 to \$39,999

% 2012 Household income: \$40,000 to \$44,999

% 2012 Household income: \$45,000 to \$49,999

% 2012 Household income: \$50,000 to \$59,999

% 2012 Household income: \$60,000 to \$74,999

% 2012 Household income: \$75,000 to \$99,999

% 2012 Household income: \$100,000 to \$124,999

% 2012 Household income: \$125,000 to \$149,999

% 2012 Household income: \$150,000 to \$199,999

% 2012 Household income: \$200,000 or more

Retail Sales Volume

2012 Childrens/Infants clothing stores

2012 Jewelry stores

2012 Mens clothing stores

2012 Shoe stores

2012 Womens clothing stores

2012 Automobile dealers

2012 Automotive parts and accessories stores

2012 Other motor vehicle dealers

2012 Tire dealers

2012 Hardware stores

2012 Home centers

2012 Nursery and garden centers

2012 Outdoor power equipment stores

2012 Paint andwallpaper stores

2012 Appliance, television, and other electronics stores

2012 Camera andphotographic supplies stores

2012 Computer andsoftware stores

2012 Beer, wine, and liquor stores

2012 Convenience stores

2012 Restaurant Expenditures

2012 Supermarkets and other grocery (except convenience) stores

2012 Furniture stores

2012 Home furnishinas stores

	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	3,822	14,202	23,442
2012 Households	1,346	5,297	8,776
Population Change 2010-2012	104	632	1,009
Household Change 2010-2012	-1	101	144
% Population Change 2010-2012	2.80%	4.66%	4.50%
% Household Change 2010-2012	-0.07%	1.94%	1.67%
Population Change 2000-2012	1,074	5,570	8,680
Household Change 2000-2012	376	2,083	3,132
% Population Change 2000 to 2012	39.08%	64.53%	58.80%
% Household Change 2000 to 2012	38.76%	64.81%	55.49%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	1,019	3,384	6,010
2000 Occupied Housing Units	970	3,214	5,644
2000 Owner Occupied Housing Units	818	2,729	4,541
2000 Renter Occupied Housing Units	152	485	1,103
2000 Vacant Housing Units	49	170	366
% 2000 Occupied Housing Units	95.19%	94.98%	93.91%
% 2000 Owner occupied housing units	84.33%	84.91%	80.46%
% 2000 Renter occupied housing units	15.67%	15.09%	19.54%
% 2000 Vacant housing units	4.81%	5.02%	6.09%
Income	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$81,428	\$66,641	\$66,353
2012 Household Income: Average	\$84,025	\$84,072	\$81,061
2012 Per Capita Income	\$29,591	\$31,361	\$30,418
2012 Household income: Less than \$10,000	58	155	233
2012 Household income: \$10,000 to \$14,999	78	166	297
2012 Household income: \$15,000 to \$19,999	53	181	449
2012 Household income: \$20,000 to \$24,999	24	208	346
2012 Household income: \$25,000 to \$29,999	29	196	308
2012 Household income: \$30,000 to \$34,999	36	269	364
2012 Household income: \$35,000 to \$39,999	76	174	244
2012 Household income: \$40,000 to \$44,999	44	179	440
2012 Household income: \$45,000 to \$49,999	17	225	355
2012 Household income: \$50,000 to \$59,999	122	609	867
2012 Household income: \$60,000 to \$74,999	82	647	1,145
2012 Household income: \$75,000 to \$99,999	210	697	1,146
2012 Household income: \$100,000 to \$124,999	299	661	1,203
2012 Household income: \$125,000 to \$149,999	95	389	570
2012 Household income: \$150,000 to \$199,999	100	341	550
2012 Household income: \$200,000 or more	23	200	259
% 2012 Household income: Less than \$10,000	4.31%	2.93%	2.65%
% 2012 Household income: \$10,000 to \$14,999	5.79%	3.13%	3.38%
% 2012 Household income: \$15,000 to \$19,999	3.94%	3.42%	5.12%
% 2012 Household income: \$20,000 to \$24,999	1.78%	3.93%	3.94%
% 2012 Household income: \$25,000 to \$29,999	2.15%	3.70%	3.51%
% 2012 Household income: \$30,000 to \$34,999	2.67%	5.08%	4.15%
% 2012 Household income: \$35,000 to \$39,999	5.65%	3.28%	2.78%
% 2012 Household income: \$40,000 to \$44,999	3.27%	3.38%	5.01%
% 2012 Household income: \$45,000 to \$49,999	1.26%	4.25%	4.05%
% 2012 Household income: \$50,000 to \$59,999	9.06%	11.50%	9.88%
% 2012 Household income: \$60,000 to \$74,999	6.09%	12.21%	13.05%
% 2012 Household income: \$75,000 to \$99,999	15.60%	13.16%	13.06%
% 2012 Household income: \$100,000 to \$124,999	22.21%	12.48%	13.71%
% 2012 Household income: \$125,000 to \$149,999	7.06%	7.34%	6.49%
% 2012 Household income: \$150,000 to \$199,999	7.43%	6.44%	6.27%
% 2012 Household income: \$200,000 or more	1.71%	3.78%	2.95%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2012 Childrens/Infants clothing stores	\$395,527	\$1,483,889	\$2,532,379
2012 Jewelry stores	\$159,999	\$512,198	\$961,864
2012 Mens clothing stores	\$220,551	\$1,259,935	\$1,919,420
2012 Shoe stores	\$322,104	\$1,484,531	\$2,511,468
2012 Womens clothing stores	\$836,621	\$2,545,317	\$4,230,367
2012 Automobile dealers	\$6,476,621	\$20,758,005	\$37,398,278
2012 Automotive parts and accessories stores	\$799,355	\$3,851,562	\$6,545,323
2012 Other motor vehicle dealers	\$108,799	\$743,380	\$1,098,140
2012 Tire dealers	\$385,842	\$1,725,920	\$2,954,361
2012 Hardware stores	\$4,678	\$32,687	\$55,368
2012 Home centers	\$92,500	\$410,610	\$682,087
2012 Nursery and garden centers	\$113,324	\$569,635	\$902,065
2012 Outdoor power equipment stores	\$98,412	\$510,965	\$923,030
2012 Paint andwallpaper stores	\$4,495	\$32,145	\$50,911
2012 Appliance, television, and other electronics stores	\$639,855	\$2,984,954	\$4,661,882
2012 Camera andphotographic supplies stores	\$59,373	\$368,465	\$567,769
2012 Computer andsoftware stores	\$1,572,605	\$6,865,812	\$11,251,248
2012 Beer, wine, and liquor stores	\$354,654	\$1,119,986	\$1,803,395
2012 Convenience stores	\$1,143,543	\$4,978,183	\$8,232,627
2012 Restaurant Expenditures	\$1,096,341	\$5,311,627	\$8,356,149
2012 Supermarkets and other grocery (except convenience) stores	\$5,012,050	\$20,787,009	\$33,345,987
2012 Furniture stores	\$567,877	\$1,879,577	\$3,148,355
2012 Home furnishinas stores	\$1,245,733	\$4,802,573	\$7,869,574

2012 Convenience stores	\$1,110,070	\$1,110,070	\$0,000,000
2012 Restaurant Expenditures	\$1,096,341	\$5,311,627	\$8,356,149
2012 Supermarkets and other grocery (except convenience) stores	\$5,012,050	\$20,787,009	\$33,345,987
2012 Furniture stores	\$567,877	\$1,879,577	\$3,148,355
2012 Home furnishings stores	\$1,245,733	\$4,802,573	\$7,869,574
2012 General merchandise stores	\$7,351,122	\$30,528,927	\$50,431,336
2012 Gasoline stations with convenience stores	\$4,090,798	\$16,503,849	\$27,465,626
2012 Other gasoline stations	\$3,061,561	\$12,021,459	\$20,129,232
2012 Department stores (excl leased depts)	\$6,025,019	\$24,430,683	\$40,394,260
2012 General merchandise stores	\$7,351,122	\$30,528,927	\$50,431,336
2012 Other health and personal care stores	\$445,467	\$1,863,578	\$3,089,036
2012 Pharmacies and drug stores	\$1,175,407	\$5,441,168	\$9,107,318
2012 Pet and pet supplies stores	\$338,108	\$1,600,111	\$2,594,076
2012 Book, periodical, and music stores	\$117,670	\$410,899	\$708,596
2012 Hobby, toy, and game stores	\$185,995	\$437,924	\$728,943
2012 Musical instrument and supplies stores	\$15,241	\$270,310	\$312,139
2012 Sewing, needlework, and piece goods stores	\$32,791	\$172,483	\$247,399
2012 Sporting goods stores	\$104,572	\$388,552	\$642,281

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC