

PHOTO CENTER 4-464

APPROXIMATE LOCATION
PROPOSED 288 CORRIDOR

PROP.

BRITTANY

A-1

R-3

ROAD

CHURCH

A-1

A-1

PROP. A-1 TO R-1
25 Acres

EASEMENT

PROP. A-1 TO B-1
6.3 Ac.

STONEY PLAIN

PLAIN

PHOTO CENTER 4-464

PUMP

WESTMINSTER

R-3

A-1

A-1

CROWNCREST LDR

BROOKMON DR.

CROWN GRANT

SILVERBROOK DR

C-1

ROAD

MOUNTAINBROOK DR

LAUREL FOX DR

HUNTSMOOR DR

SINGINGWOODS FLOOD WOODS

PLAIN

C-44C-79

SCALE
0 200' 400'

78-BI-14
TUCKAHOE DISTRICT
DWC



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

November 20, 1979

Re: Conditional Zoning Case C-44C-79

Mr. John J. Hanky, Jr., President
J. J. H. Corporation
11700 Three Chopt Road
Richmond, Virginia 23229

Dear Mr. Hanky:

The Board of Supervisors at its November 14, 1979, meeting acted in accordance with your request and rezoned a portion of your property to R-1 One Family Residence District. The rezoned property, part of tax parcel 78-B1-14 is described as follows:

Beginning at the northernmost point of Block F, Section A, Crown Grant, which is 1,366.28' from the eastern line of Pump Road, and from said point and place of beginning N. 35° 15' 20" W., 330' to a point; thence N. 41° 12' 20" W., 987.39' to a point; thence N. 38° 45' 13" E., 1,339.75' to a point; thence S. 18° 21' 55" E., 473.90' to a point; thence S. 60° 30' 25" W., 100' to a point; thence S. 16° 59' 08" E., 368.19' to a point; thence S. 38° 08' 37" W., 128.30' to a point; thence S. 12° 35' 36" W., 245.89' to a point; thence S. 78° 24' 35" E., 117.07' to a point; thence S. 10° 52' 24" E., 209.24' to a point; thence S. 23° 00' W., 71.11' to a point; thence S. 8° 38' 45" W., 183.94' to a point; thence S. 31° 21' 15" E., 78.59' to a point; thence S. 6° 38' 45" W., 84.27' to a point; thence S. 25° 21' 15" E., 120.49' to a point; thence S. 59° 08' 45" W., 251.78' to the point of beginning, containing 25.0 acres.

The Board of Supervisors also accepted your proffered conditions and conditionally rezoned a portion of your property to B-1 Neighborhood Business District. The proffered conditions which regulate the subject property are:

1. The Property shall only be used for a club house, meeting rooms, offices, restaurant and recreational facility and such uses as shall be directly related or incidental thereto. The architectural design of the principal building on the site shall, when completed in its entirety, be in substantial conformity with the architectural rendering attached hereto as Exhibit B and by this reference made a part hereof and said principal building shall not exceed 10,000 square feet of ground area coverage. The Property shall not be used for overnight hotel accommodations.

2. A buffer with a minimum width of thirty (30) feet shall be provided along the southeastern boundary of the Property of the existing natural growth of trees which are a minimum of 6 inches in diameter which shall be replaced and supplemented as required by the County of Henrico in the Planning Commission's approval of Landscaping Plans, except to the extent required to properly install, maintain and repair utility lines and roads, if any. Any such trees so displaced shall be replaced by the Owner, its assigns or successors in interest, and any decayed, damaged, fallen or dead trees can at any time be removed and replaced.
3. No building shall be constructed on the Property in excess of the height shown on Exhibit B, attached hereto and any public restaurant shall be located in the principal building on the Property, shall not exceed 5,000 square feet, exclusive of banquet facilities and shall not be of a fast food carry-out type.
4. The parking lot lighting shall be low intensity, residential in character and the height of standards shall not exceed fifteen (15) feet and be directed away from adjoining residential properties.
5. No lot on the 25 acre parcel adjoining the Property on the west thereof shall be sold without the purchasers thereof acknowledging in writing that the Owner has the right to construct and operate a public restaurant in the principal building on the Property.
6. The development, use and operation of the Property shall be subject to such limitations as to signage, perimeter buffering and exterior architectural treatment of structures as shall be incorporated in the Plan of Development Application and as approved by the Planning Commission of Henrico County. Dated: July 11, 1979, as Amended November 12, 1979.

The rezoned property, part of tax parcel 78-B1-14 is described as follows:

Beginning at a point which marks the southernmost dividing line between the hereinafter described property and the property now or formerly owned by McCabe and from said point N. 50° 46' 30" E., 300' to a point; thence N. 42° 00' 05" E., 141.98' to a point; thence N. 51° 28' W., 441.40' to a point; thence N. 59° 18' W., 130' to a point; thence N. 86° 20' W., 160' to a point; thence S. 84° 30' W., 153.66' to a point; thence along the arc of a curve to the north, having a radius of 460.31' a distance of 173.33' to a point; thence S. 18° 21' 55" E., 473.90' to a point; thence S. 72° 17' 50" W. 223.17' to a point; thence S. 35° 00' E., 360' to the point of beginning, containing 6.30 acres.

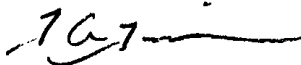
Mr. John J. Hanky, Jr.

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November 20, 1979

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to place a copy of the accepted conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. Jay Weinberg
✓ Conditional Zoning Index