

66
268,355 Ac.

95

0-3

67
19,998 Ac.

Hanover
County

C-1

A-1

B-2 to RTHC
1.986 Acres

R-6C

THE LINKS APARTMENTS

76 0-2C
2,229 Ac.

B-2

8

CROSSPOINT GOLF VILLAS

A-1

See (33-A-76)

See (33-A-66)

See (33-A-66)

RTHC Prop. Crosspoint Fairway Homes

A-1

C-1

R-5AC

56 Homes
9,124 Ac.

A-1

R-6C

RESIDENTIAL TOWNHOMES for SALE

PT. OF 33-A-69A

FAIRFIELD DISTRICT

I-295

C-23C-99[®] 0 200' 400'

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 18, 1999

Re: Conditional Rezoning Case C-23C-99

Mr. Roy B. Amason
Virginia Center, L.L.C.
900 Virginia Center Pkwy.
Glen Allen, VA 23060

Dear Mr. Amason:

The Board of Supervisors at its meeting on June 9, 1999, granted your request to conditionally rezone property from B-2 Business District and O-3 Office District to RTHC Residential District (Conditional), Parcel 33-A-69A, described as follows:

Parcel A ^{CORNER}

Beginning at a point located on the North West ~~corner~~ of the property running North $65^{\circ}02'25''$ East 89.23 feet to a point; thence North $43^{\circ}26'05''$ East 402.00 feet to a point; thence South $01^{\circ}24'30''$ West 220.41 feet to a point; thence North $88^{\circ}35'30''$ West 96.87 feet to a point; thence along a curve to the left radius of 21.50 feet a distance of 18.00 feet to a point; thence South $43^{\circ}26'05''$ West 23.90 feet to a point; thence along a curve to the left radius of 69.50 feet a distance of 34.35 feet to a point; thence along a curve to the right radius of 97.00 feet a distance of 95.98 feet to a point; thence along a non tangent curve to the right radius 865.76 a distance of 124.89 feet to the Point of Beginning, containing 0.979 acres.

Parcel B

Beginning at a point located on the South West corner of the property running North along a curve radius 865.76 feet a distance of 181.93 feet to a point; thence along a non tangent curve to the right radius 97.00 feet a distance of 95.98 feet to a point; thence along a curve to the right radius 69.50 feet a distance of 34.35 feet to a point; thence North $43^{\circ}26'05''$ East a distance of 95.66 feet to a point; thence North $41^{\circ}08'39''$ East a distance of 50.04 feet to a point; thence North $43^{\circ}26'05''$ East a distance of 23.90 feet to a point; thence along a curve to the right radius 21.50 feet a distance of 18.00 feet to a point; thence South $83^{\circ}35'30''$ East a distance of 98.87 feet to a point; thence South $01^{\circ}24'30''$ West 223.22 feet to a point to a point; thence South $17^{\circ}17'20''$ East 93.21 feet to a point to a point; thence South $72^{\circ}42'40''$ West 310.09 feet to the Point of Beginning, containing 1.986 acres.

The Board of Supervisors accepted the following proffered conditions, dated April 12, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. This property will be subject to the association formed as part of C-21C-96. The association shall maintain all roads, gatehouse, provide a resource officer, maintain all landscaped areas and provide and maintain all street signs and entrance monuments.
2. All entrance monuments, signage and architecture shall be consistent with the existing entrance monuments, signage and architecture in Crosspoint.
3. There shall be an architectural board consisting of Roy B. Amason and a representative of Virginia Center, Inc. to ensure consistency throughout the parcels concerning quality, entrance monuments, signage and site lighting, and to ensure that sidings shall be a variety of textures that will allow high quality and low maintenance. These shall include brick and vinyl.
4. All private roads and parking areas shall be asphalt.
5. There shall be a maximum of 21 townhouses for sale built on this site.
6. The architecture of the townhouses will be as per Exhibit "A" rendering titled "Golf Villas", dated February 18, 1999.
7. The buildings shall be built on the property substantially as shown on Exhibit "B" titled "Preliminary Layout Plan", dated June 7, 1999 by Michael E. Doczi & Associates, P.L.L.C.
8. Entrance, signage and landscaping will compliment those in Golf Villas at Crosspoint at Virginia Center.
9. Minimum building setback from the Access Easement shall be 25', minimum lot setback shall be 15'.
10. Virginia Center, Inc., as Declarant, must approve all fences prior to installation.
11. Minimum 4 foot berm along Virginia Center Parkway, with additional planting along such berm. Virginia Center, Inc., as Declarant, must approve all landscaping plans prior to installation. Approval of such plans by County of Henrico does not supercede any approval rights of the Declarant.
12. The Developer shall provide a landscape easement, 10' in width, along the northern property line adjacent to Pittston.
13. The Developer shall provide a landscape easement, 10' in width, along the eastern property line adjacent to The Crossings Golf Course.
14. Plantings along both sides of the Access Drive, to be approved by Virginia Center, Inc. as part of the landscaping plan.
15. All end exterior walls shall be brick.

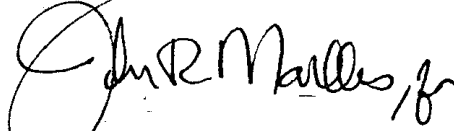
Roy B. Amason
June 18, 1999

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16. Lots 1 and 21 rear yard fencing shall not extend beyond the rear corner of each building.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett, Jr.", written in a cursive style.

Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index