

MULTI-FAMILY HOUSING

BROOKLAND DISTRICT

73-A-2

**C-18C-97**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

May 21, 1997

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-18C-97

Country Club Investors, L.P.  
Rt. 2, Box 193  
Fishersville, VA 22939

Gentlemen:

The Board of Supervisors at its meeting on May 14, 1997, granted your request to conditionally rezone property from R-5 General Residence District to R-6C General Residence District (Conditional), Parcel 73-A-2, described as follows:

Parcel A

Beginning at a point at the intersection of North Run with the southern line of Lakeside Avenue which point is approximately 0.29 mile west of the intersection of the southern line of Lakeside Avenue and the western line of Brook Road; thence along the southern line of Lakeside Avenue in an easterly direction, which is a curve to the right having a radius of 1407.40', an arc length of 270.00', a chord bearing of N. 35° 37' 33" W., and a chord distance of 28.86' to a ½" road found; thence N. 86° 18' 10" E., 204.97' to a 5/8" rod found; thence S. 02° 23' 10" W., 635.00' to a PK nail set; thence along the centerline of North Run the following courses: S. 74° 11' 53" W., 65.07' to a point; thence S. 61° 07' 56" W., 122.94' to a point; thence S. 34° 32' 52" W., 57.84' to a point; thence S. 44° 19' 06" W., 63.70' to a point; thence along a curve to the right having a radius of 81.28', an arc length of 136.44', a chord bearing of N. 87° 35' 35" W., and a chord distance of 120.98' to a point; thence N. 37° 06' 15" W., 115.93' to a point; thence along a curve to the right having a radius of 139.50', an arc length of 101.69', a chord bearing of N. 11° 37' 33" W., and a chord distance of 99.46' to a point; thence N. 09° 15' 31" E., 93.98' to a point; thence N. 17° 01' 27" E., 92.82' to a point; thence N. 10° 37' 59" E., 113.57' to a point; thence N. 13° 04' 46" E., 122.25' to a point; thence N. 09° 31' 10" E., 88.48' to a point; thence along a curve to the left having a radius of 24.39', an arc length of 30.88', a chord bearing of N. 35° 37' 33" W., and a chord distance of 28.86' to a point; thence N. 71° 53' 47" W., 78.75' to the point and place of beginning, containing 6.994 acres.

Together with that certain tract, piece or parcel of land known as parcel B, containing 0.650 acres.

The Board of Supervisors accepted the following proffered condition which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Country Club Investors, L.P.  
May 21, 1997  
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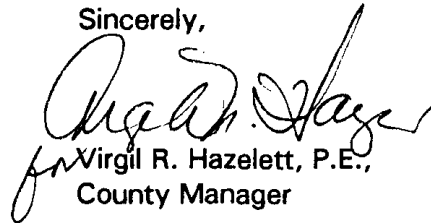
2

1. The property shall not be used for the following purposes otherwise permitted in the R-6 zoning district:

Townhouses for sale  
Nursing home, convalescent home, or homes for the aged  
Child Care Center  
Recycling collection facility.

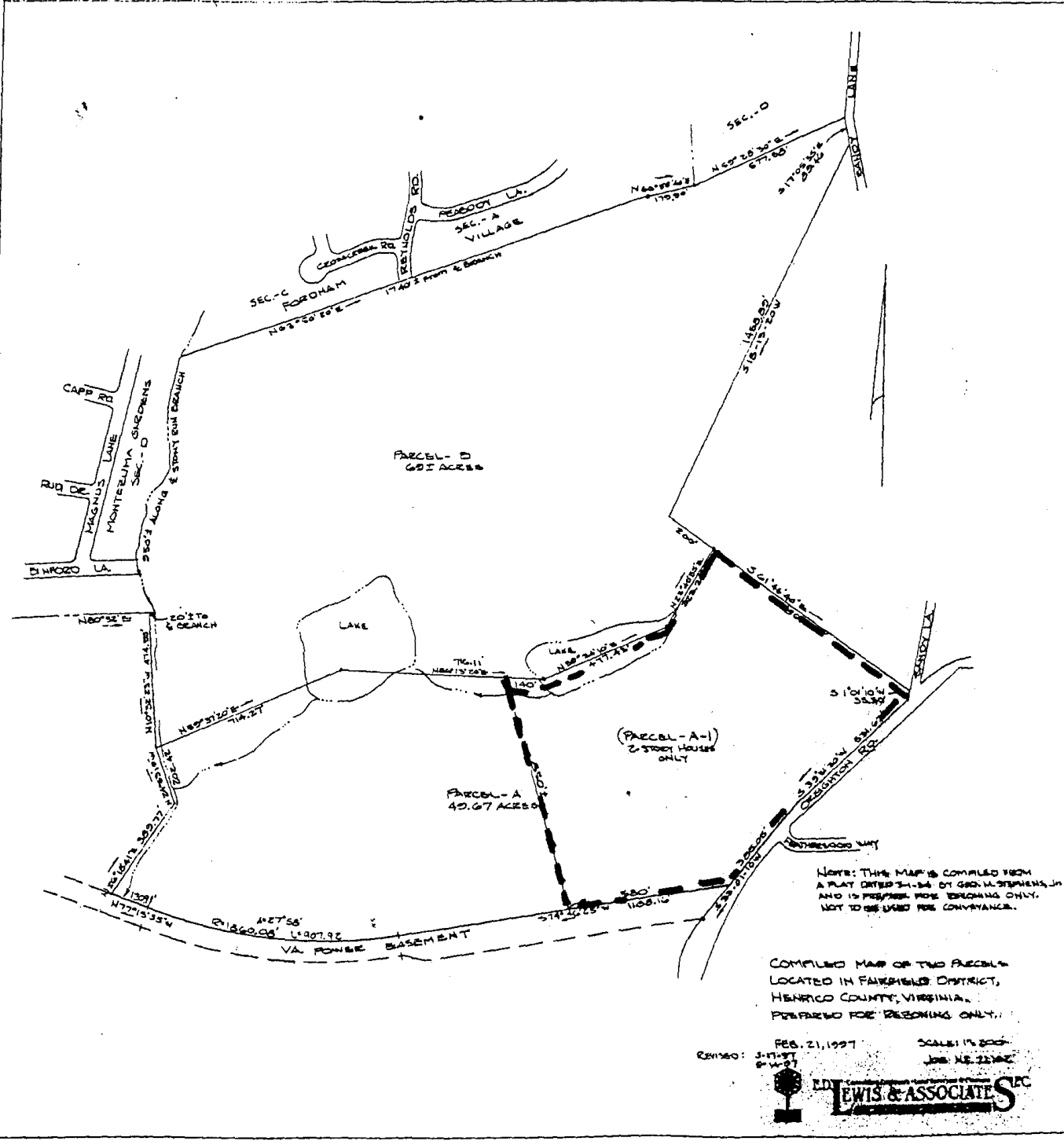
The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



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

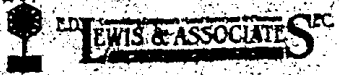
cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. David M. Koogler



NOTE: THIS MAP IS COMPILED FROM A PLAT DATED 3-1-84 BY GEO. W. STEPHENS, JR. AND IS FOR REFERENCE PURPOSES ONLY. NOT TO BE USED FOR CONVEYANCE.

COMPILED MAP OF TWO PARCELS LOCATED IN FAIRMEDD DISTRICT, HENRICO COUNTY, VIRGINIA. PREPARED FOR RECORDING ONLY.

FEB. 21, 1997 SCALE: 1" = 200'  
 REVISION: 3-1-97 JOB NO. 2238C





LAKESIDE COUNTRY CLUB

CLUB HOUSE

LAKE

NORTH RUN

LAKESIDE

PROPOSED R-2 C-53-62

R-3 to R-5

C-1

HERMITAGE COUNTRY CLUB

CLUB HOUSE

VEPCO RW 100'

NURSERY SCHOOL

B-3

TRAILER SALES

HERMITAGE CLUB TERRACE

HERMITAGE CLUB TERRACE

R-2

R-4

C-1

R-2

B-3

C-59-62

Parcel 105-A1-4

R-3

R-4

R-5

U.S. ROUTE-17

RIDGE

FAIRWAY AV.

LANDSWORTH AV.

WENTWORTH AV.

AV.

ABANDONED RAILWAY

HILLIARD RD.

RD.