

3.92 ACRES CHESTERFIELD COUNTY, VA

ASKING PRICE - \$154,500



REPRESENTED BY:

WILLIAM G. GRANT
ALC. VLS
(804) 754-3476

JEFFREY S. HUFF
ALC, FORESTER
(804) 750-1207

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. OLD PLAT – DB 86 1-550
- III. NEW PLAT – PB 153-88
- IV. TAX MAP
- V. AERIAL PHOTOGRAPH
- VI. TOPOGRAPHIC MAP
- VII. ZONING MAP
- VIII. ZONING ORDINANCE (C-2)
- IX. UTILITIES MAP
- X. LOCATION MAP
- XI. FLYER

PROPERTY DESCRIPTION

The subject property is shown on Chesterfield County Tax Map records as parcel number 709667164. According to the tax records the property contains 3.92 acres. The deed is recorded in Deed Book 7907 on Page 623. A review of the Chesterfield County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
709667164	3.92	\$264,200 Land Only

The subject property has approximately 128.85 feet of road frontage on Highway 360 (Hull Street Road). It is completely wooded with a thin buffer of natural woods along Highway 360 and the balance in pines planted in 2007. There is a small section that is open where the water easement crosses.

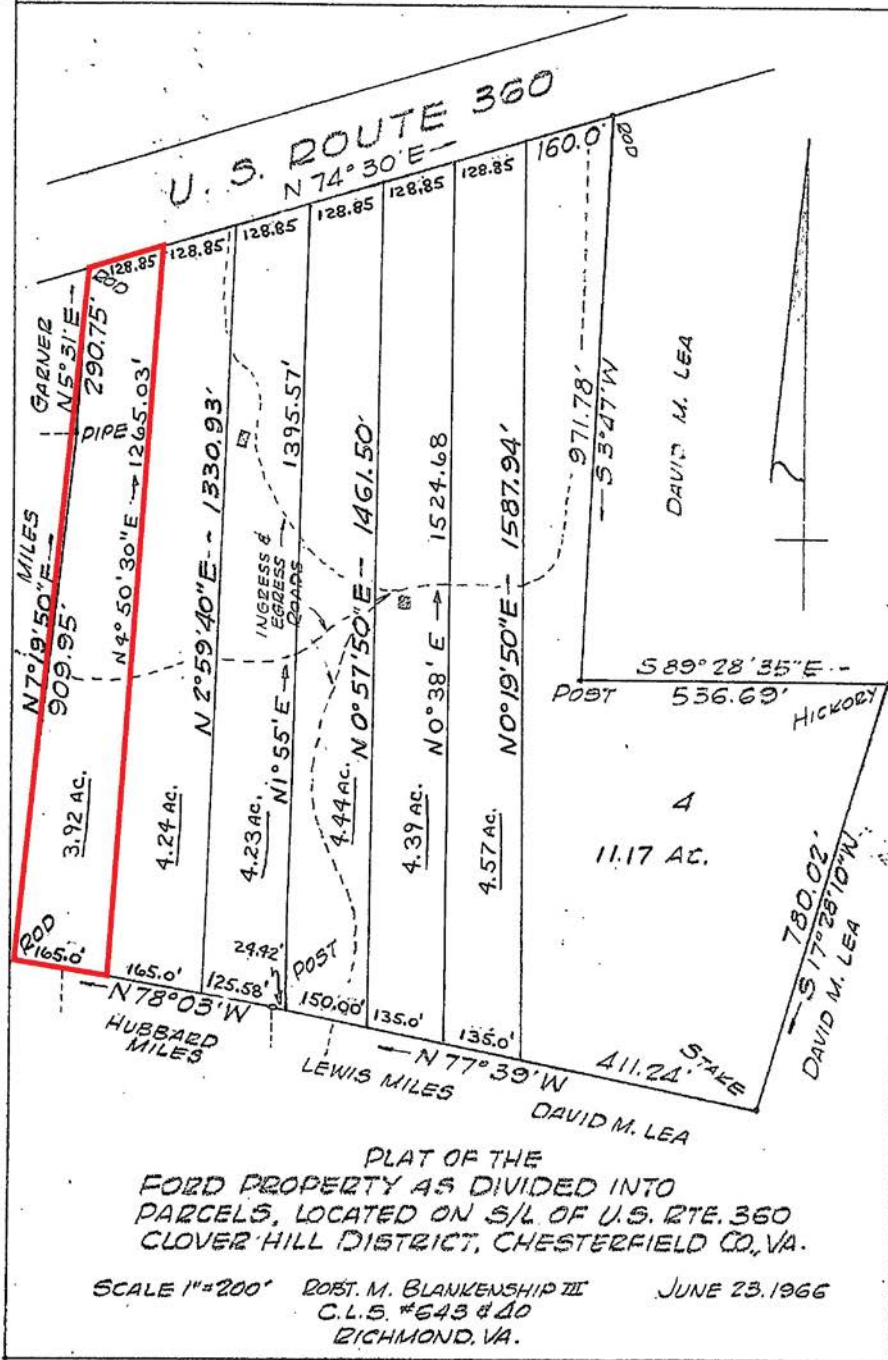
Based on the zoning classification locations shown on the Chesterfield GIS zoning layer, about 0.9 acres of the subject property is zoned C-2 (Neighborhood Business District) along Highway 360. The balance (3.02 Acres +/-) is zoned A (Agricultural District).

The subject property is located adjacent to the Hampton Farm subdivision about 5.5 miles west of Route 288.



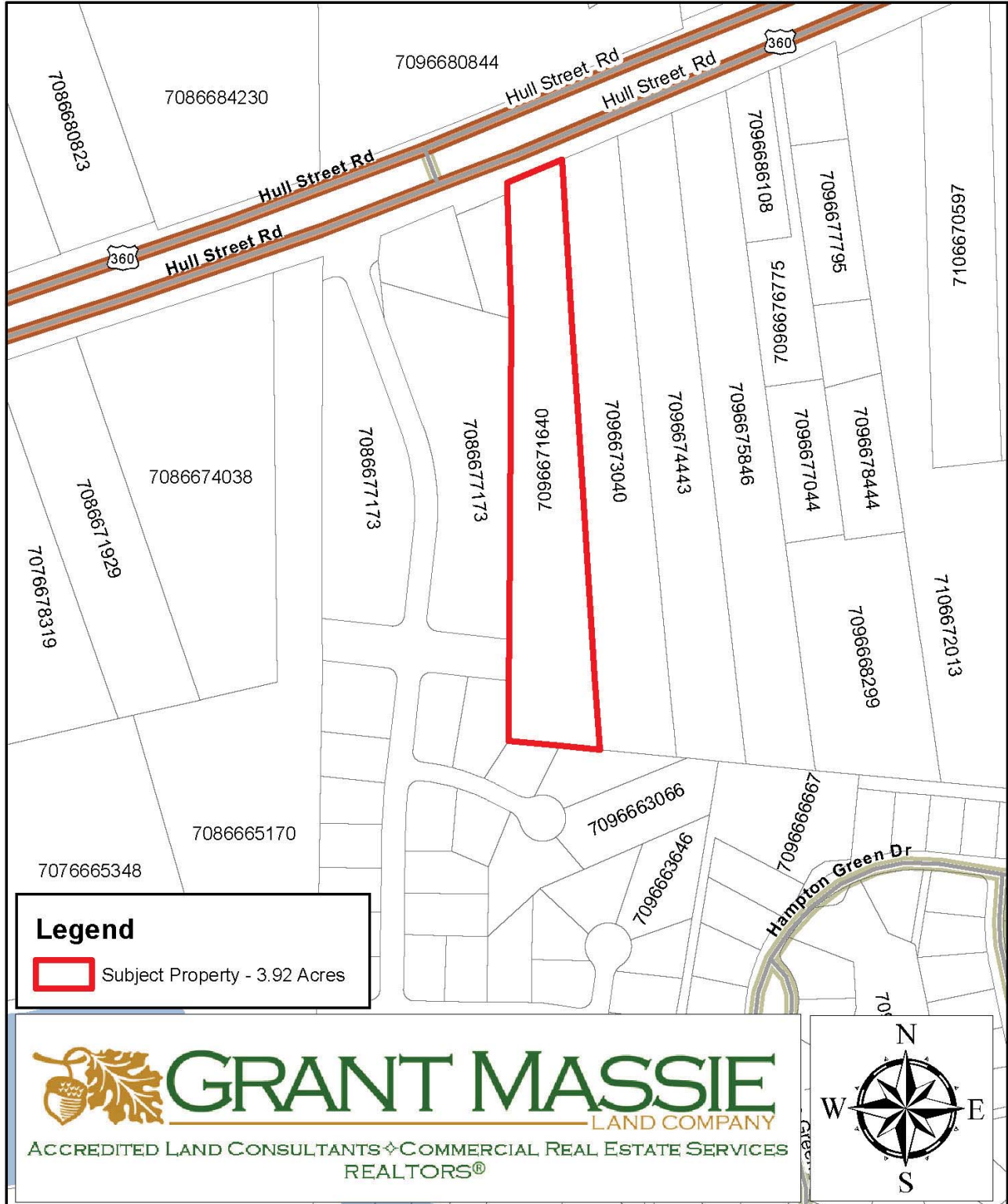
OLD PLAT — DB 861-550

550



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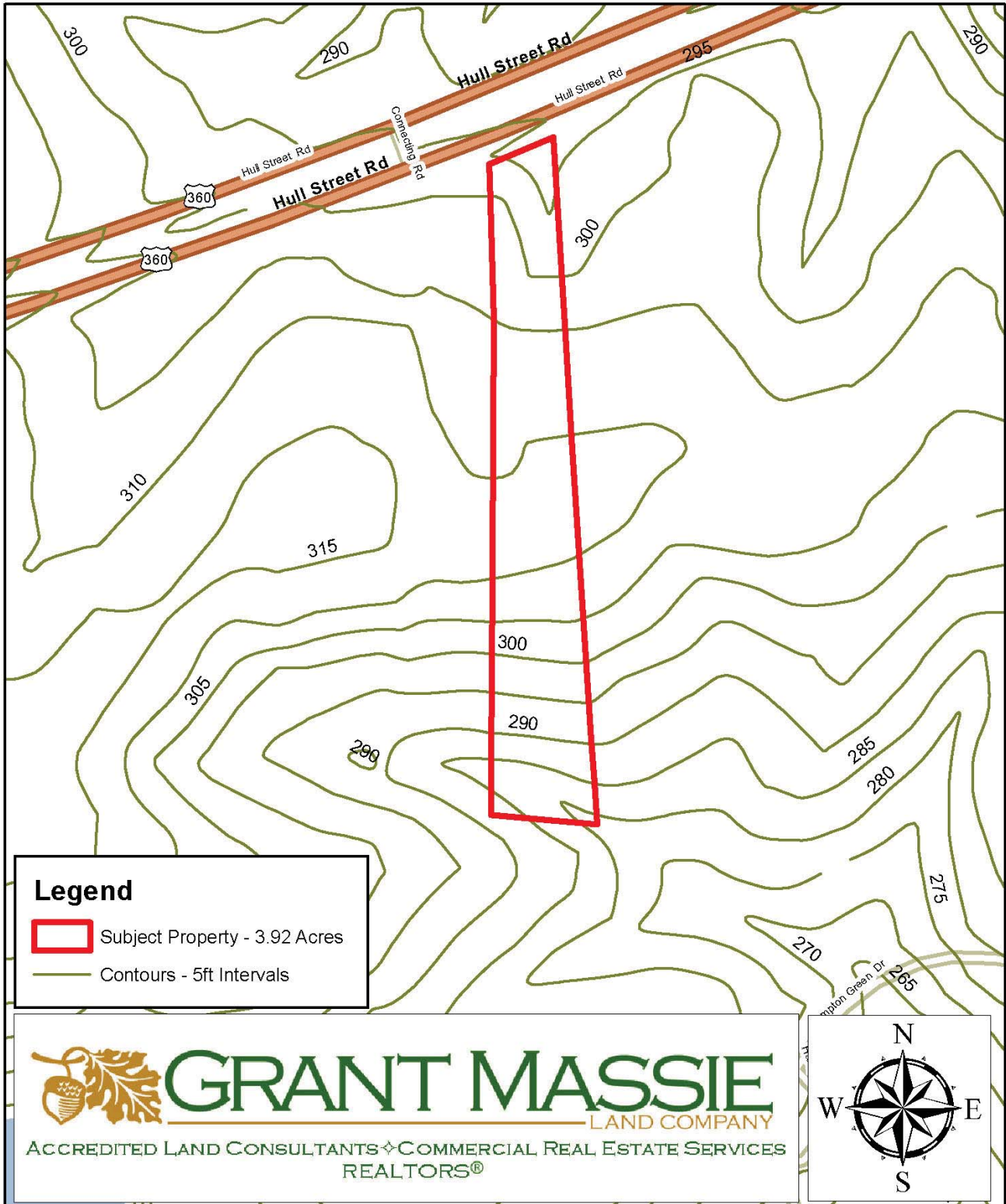
TAX MAP



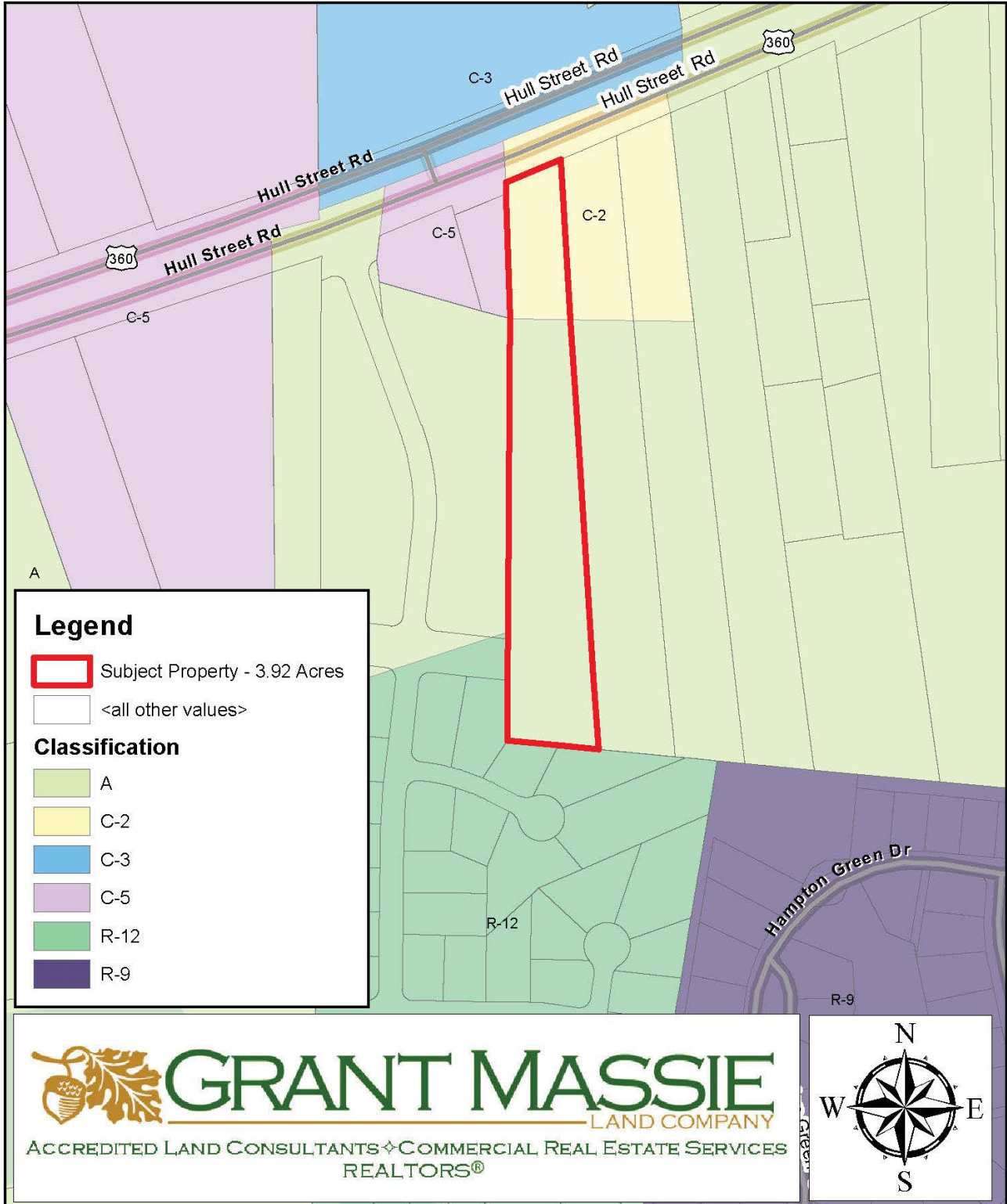
AERIAL PHOTOGRAPH



TOPOGRAPHIC MAP



ZONING MAP



(Code 1978, § 21.1-148)

Sec. 19-148. Special exceptions.

The following uses may be allowed by special exception in the C-1 District, subject to the provisions of section 19-21: Any special exception allowed in the R-88 District, unless previously permitted in this district.

(Code 1978, § 21.1-149)

Sec. 19-149. Required conditions.

In addition to the other requirements of this chapter, the conditions specified in this section shall be met in the C-1 District:

- (a) Individual buildings shall not exceed 5,000 square feet of gross floor area if located within 200 feet of an existing residentially zoned parcel or area currently zoned agricultural and shown on the comprehensive plan for residential use; but in no case shall any individual building exceed 8,000 square feet of gross floor area. Individual projects shall not exceed 5,000 square feet of gross floor area per acre, prior to any right-of-way dedication. All structures shall have an architectural style compatible with surrounding residential neighborhoods. Compatibility may be achieved through the use of similar building massing, materials, scale or other architectural features.
- (b) No goods may be produced for retail sale on the premises if more than five persons are engaged in such production.
- (c) All uses, including storage, shall be conducted entirely within an enclosed building, except for accessory automobile parking, loading or unloading facilities.
- (d) The required number of parking spaces may be reduced by ten percent if the site is adjacent to or within a neighborhood containing pedestrian ways that extend to the site and are constructed within the site.
- (e) No use shall be open to the public between 9:00 p.m. and 6:00 a.m.

(Code 1978, § 21.1-150; Ord. of 12-19-01, § 1)

DIVISION 19. C-2 NEIGHBORHOOD BUSINESS DISTRICT

Sec. 19-150. Purpose and intent of district.

(a) The purpose and intent of the C-2 District is to permit neighborhood-oriented retail services to include small shopping centers or developments which serve neighborhood-wide trade areas. Design controls shall apply to this district to provide an effective land use transition between the residential community and higher intensity uses. Sites should be designed to ensure maximum compatibility with, and minimal impact on, existing and future residential

development in the area. Access to and the number of conflict points along arterial roadways should be limited. Integrated vehicular/pedestrian circulation should be provided within each project and between adjacent developments.

(b) The C-2 District should generally be located at the intersection of arterials or at the intersection of arterials with major collector streets.

(Code 1978, § 21.1-151)

Sec. 19-151. Permitted uses by right.

Within any C-2 District, no buildings, structures or premises shall be used or arranged or designed to be used except for one or more of the following uses:

- (a) Any permitted use in the C-1 District.
- (b) Antique shops, not to include pawnbrokers, indoor and outdoor flea markets and secondhand and consignment stores.
- (c) Appliance stores.
- (d) Art schools, galleries or museums.
- (e) Artist material and supply stores.
- (f) Bicycle sales and rentals.
- (g) Catering establishments.
- (h) Churches and/or Sunday schools.
- (i) Clothing stores.
- (j) Communication studios, offices and stations, exclusive of towers.
- (k) Curio or gift shops.
- (l) Department stores.
- (m) Eyewear sales and services.
- (n) Funeral homes or mortuaries.
- (o) Furniture stores.
- (p) Health clubs.
- (q) Hobby stores.

- (r) Jewelry stores.
- (s) Libraries.
- (t) Locksmith operations.
- (u) Meat or seafood markets.
- (v) Medical facilities or clinics.
- (w) Medical and dental laboratories.
- (x) Messenger or telegraph services.
- (y) Motor vehicle accessory stores.
- (z) Musical instrument stores.
- (aa) Office supply stores.
- (bb) Paint and wallpaper stores.
- (cc) Pet shops, including pet grooming.
- (dd) Photography studios.
- (ee) Post offices and mailing services.
- (ff) Radio, television and other home entertainment, sales and services.
- (gg) Rental of health and party equipment; and small home hardware, tools and equipment.
- (hh) Rest, convalescent or nursing homes and other group care facilities.
- (ii) Restaurants, to include carry-out restaurants, but not fast-food restaurants.
- (jj) Schools--music, dance and business.
- (kk) Sewing machine sales, instruction and services.
- (ll) Sporting goods sales.
- (mm) Telephone exchanges.
- (nn) Toy stores.
- (oo) Veterinary clinics.

(Code 1978, § 21.1-152; Ord. of 2-26-97, § 1; Ord. of 12-19-01, § 1)

Sec. 19-152. Uses permitted with certain restrictions.

The following uses shall be permitted in the C-2 District subject to compliance with the following conditions and other applicable standards of this chapter. If the following restrictions cannot be met, these uses may be allowed by conditional use, subject to the provisions of section 19-13:

- (a) Unless permitted in the C-2 District, any use permitted with restrictions in the C-1 District.
- (b) Automobile self-service stations, provided that such use is not located in any of the areas identified as part of Chester Village in section 19-606.
- (c) Greenhouses or nurseries, provided there is no outside storage or growing.
- (d) Printing shops, provided that only copying and/or duplicating machines are used. No high-volume presses or web presses shall be permitted.
- (e) Communication towers, provided that the structure is architecturally incorporated into and compatible with the design of a building used for a permitted use.
- (f) Motor vehicle rental provided that:
 - (1) No motor vehicle repair shall be permitted; and
 - (2) No motor vehicle sales shall be permitted.
- (g) Hospitals, provided that:
 - (1) They are located a minimum of 100 feet from adjacent residentially zoned property or areas currently zoned agricultural and shown on the comprehensive plan as residential uses; and
 - (2) Emergency room entrances do not face such residential or agricultural areas.
- (h) Temporary outdoor Christmas tree sales, provided that:
 - (1) Sales shall not begin before November 15 and shall be restricted to retail sales of Christmas trees, wreaths, holly and similar decorative horticultural materials.
 - (2) A temporary stand not to exceed 200 square feet in area may be constructed or placed onsite in accordance with any applicable law, and/or one properly licensed, inspected and operative truck or other vehicle may be parked, when utilized for such sales.
 - (3) Any portion of the sales area shall be located in accordance with the minimum yard setbacks required for the district.

- (4) Sufficient area shall be set aside onsite to provide a minimum of five temporary off-street parking spaces. If the sales are conducted on the same lot with an existing use, the required minimum and most convenient parking spaces for the existing use shall not be used for Christmas tree sales.
- (5) Any temporary structures, parked vehicles, signs, trash, debris or other material associated with or resulting from the Christmas tree sale operation shall be removed no later than January 15.
- (i) Prepared food and fruit and vegetable vendors, provided that:
 - (1) The use shall occur no more frequently than three days in any seven-day period beginning on Monday and ending on Sunday, provided that the use shall not occur more frequently than three consecutive days.
 - (2) Only prepared food and fruits and vegetables shall be sold.
 - (3) The use shall be permitted only on a lot or parcel occupied by a permanent use.
 - (4) A stand, not to exceed 200 square feet in area, and one properly licensed, inspected and operative truck or other vehicle may be placed or parked onsite, when utilized by the vendor.
 - (5) The use shall be permitted only where improved permanent parking facilities are available and the required minimum and most convenient parking spaces for the existing permanent use shall not be used.
 - (6) Any temporary structure, vehicle, sign or other material associated with or resulting from the use shall be removed from the lot or parcel no later than 24 hours following the end of each sales period.
 - (7) All vendor areas shall be located a minimum of 100 feet from any property in an R, R-TH or R-MF District or any property currently zoned agricultural and designated for residential use on the comprehensive plan unless the sales area is separated from such property by a permanent building. All such vendor areas shall be located in accordance with the district's minimum setbacks.
 - (8) Hours of operation for vendors shall be restricted to the hours of operation of the permanent use on the lot or parcel.
- (j) Columbarium, provided that:
 - (1) The use is in conjunction with a church use or other place of worship on the property; and

- (2) The church or other place of worship maintains permanent records of the next of kin or nearest relative of the deceased.

Sec. 19-153. Accessory uses, buildings and structures.

The following accessory uses, buildings and structures shall be permitted in the C-2 District:

- (a) Accessory uses, buildings and structures permitted in the C-1 District.
- (b) Other accessory uses, buildings and structures not otherwise prohibited, customarily accessory and incidental to any permitted use.

(Code 1978, § 21.1-154)

Sec. 19-154. Conditional uses.

The following uses may be allowed by conditional use in the C-2 District, subject to the provisions of section 19-13:

- (a) Any conditional use allowed in the C-1 District, unless permitted in this district.
- (b) Fast-food restaurants.
- (c) Kennels, commercial.
- (d) Landfills, construction/demolition/debris only, subject to the restrictions outlined in section 19-126(h).
- (e) Outside public address system in conjunction with any permitted use, conditional use or special exception.
- (f) Recreational establishments, commercial--indoor and outdoor.
- (g) Halfway houses.
- (h) Subject to the following requirements, other uses which are not specifically enumerated in this chapter and which are of the same general character as the specifically enumerated uses allowed in this district. Before the planning commission and board of supervisors hear an application pursuant to this subsection, the director of planning shall consider, among other things, the following: the size and proposed configuration of the site; the size, height and exterior architectural appearance of any proposed structure or structures; noise; light; glare; odors; dust; outdoor activities; traffic; parking; signage; and hours of operation. Based on these considerations, he shall determine that the proposed use's operating characteristics are substantially similar to, and its impact on neighboring properties no greater than, the operating characteristics and impacts of the specifically enumerated uses allowed in this district.

(Code 1978, § 21.1-155; Ord. of 2-11-98, § 1)

Sec. 19-155. Special exceptions.

The following uses may be allowed by special exception in the C-2 District, subject to the provisions of section 19-21: Any special exception allowed in the C-1 District, unless previously permitted in this district.

(Code 1978, § 21.1-156)

Sec. 19-156. Required conditions.

In addition to the other requirements of this chapter, the following conditions shall be met in the C-2 District:

- (a) No goods may be produced for retail sale on the premises, if more than ten persons are engaged in such production.
- (b) Except as otherwise provided in sections 19-152(h) and (i), no outside display of merchandise for sale is permitted unless: (1) it is located within covered sidewalks or courtyard areas; (2) such areas are designed for such use; and (3) pedestrian ways are maintained.

(Code 1978, § 21.1-157; Ord. of 12-19-01, § 1)

DIVISION 20. C-3 COMMUNITY BUSINESS DISTRICT

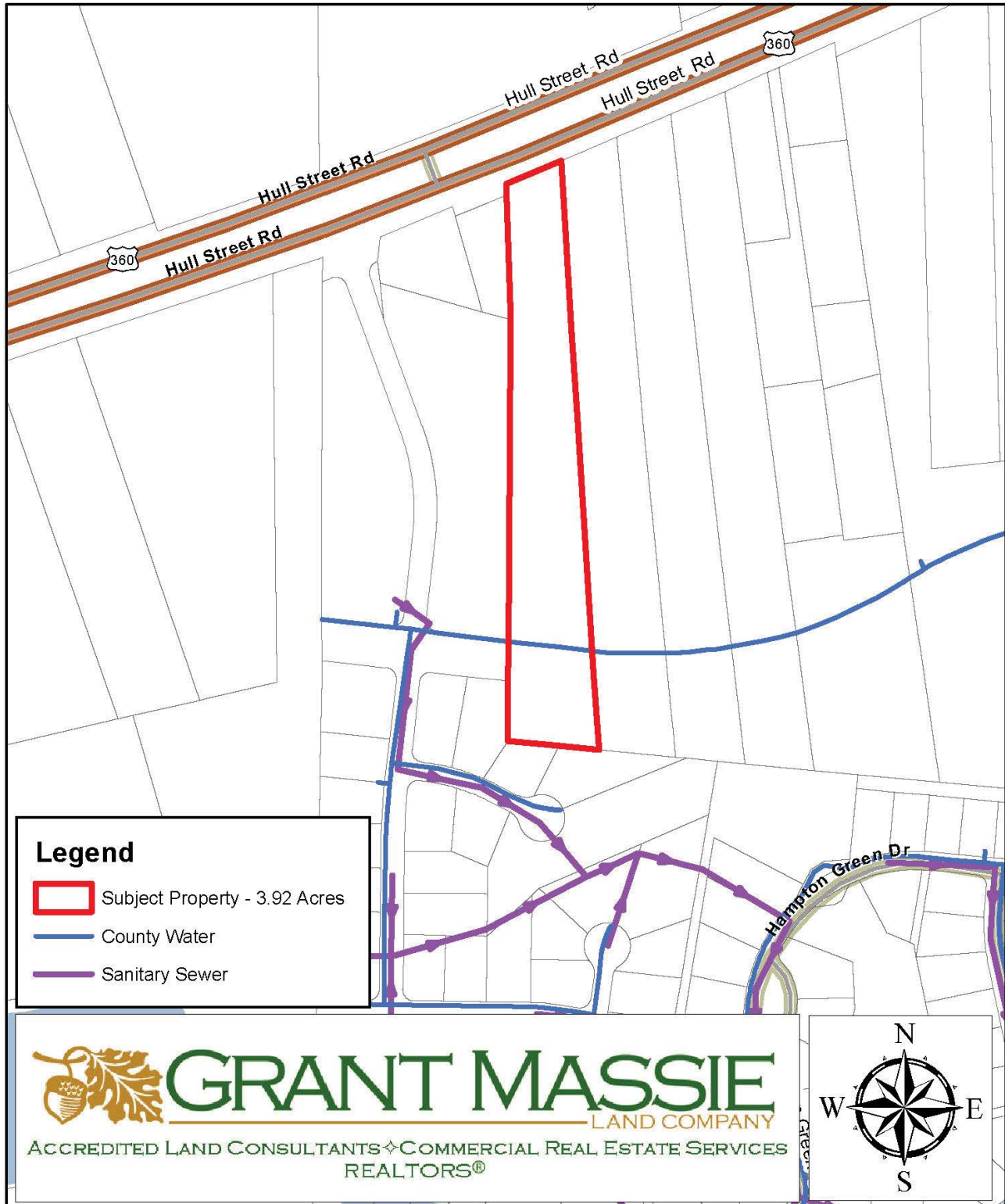
Sec. 19-157. Purpose and intent of district.

(a) The purpose and intent of the C-3 District is to permit community-scale commercial development to include shopping centers which serve community-wide trade areas and promote public convenience and accessibility. Toward this end, mixed use projects containing commercial, office and residential townhouse/residential multifamily uses should be encouraged. Design controls should apply to this district requiring integrated design standards within individual projects; access to and the number of conflict points along arterial roadways should be limited; integrated vehicular/pedestrian access should be provided within each project and should be provided between adjacent developments. Sites should be designed to insure maximum compatibility with, and minimal impact on, existing and future residential development in the area.

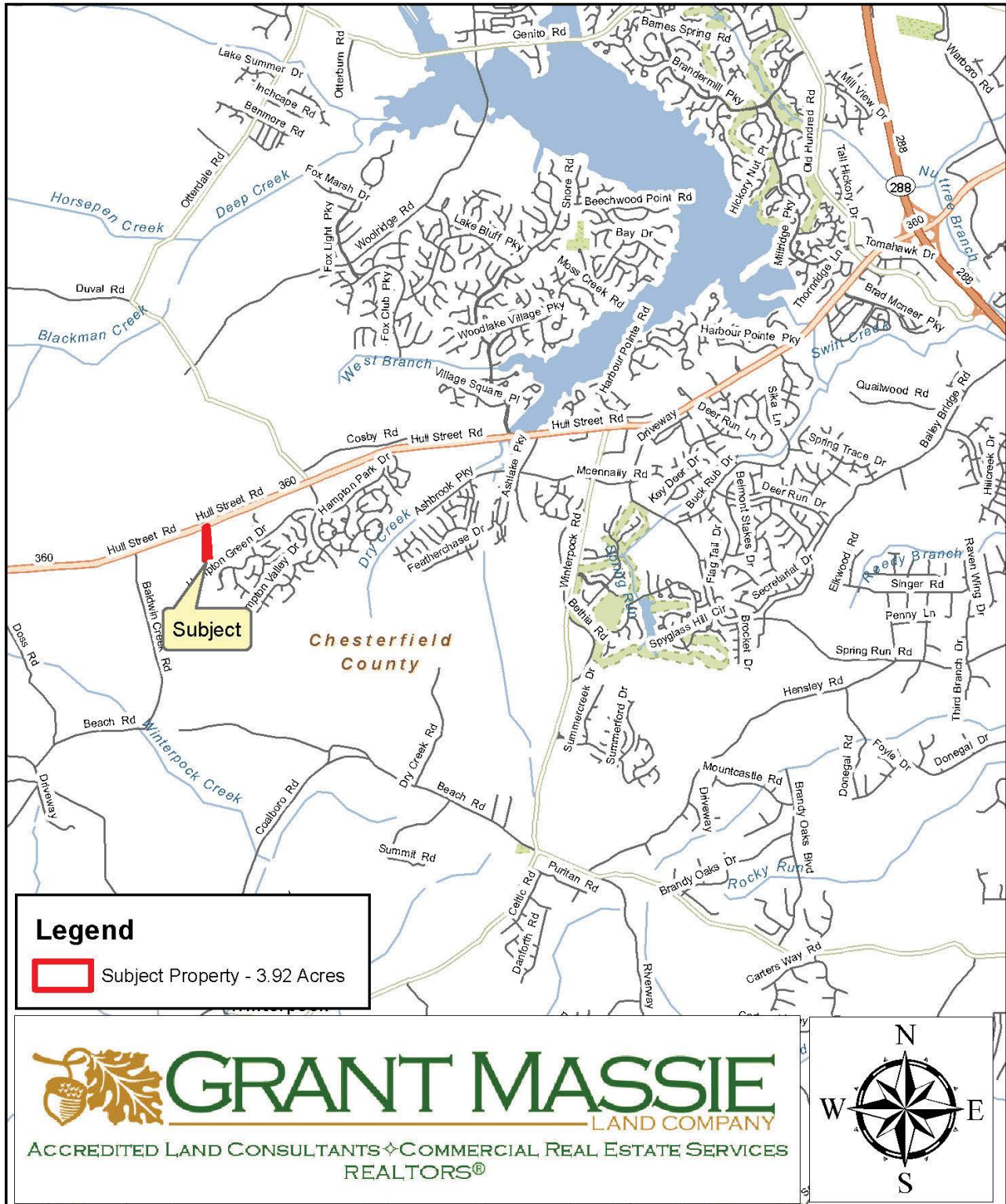
(b) The C-3 District should generally be located along major arterials at their intersections with other arterials.

(Code 1978, § 21.1-158)

UTILITIES MAP



LOCATION MAP



COMMERCIAL LAND FOR SALE

3.92 ACRES IN CHESTERFIELD

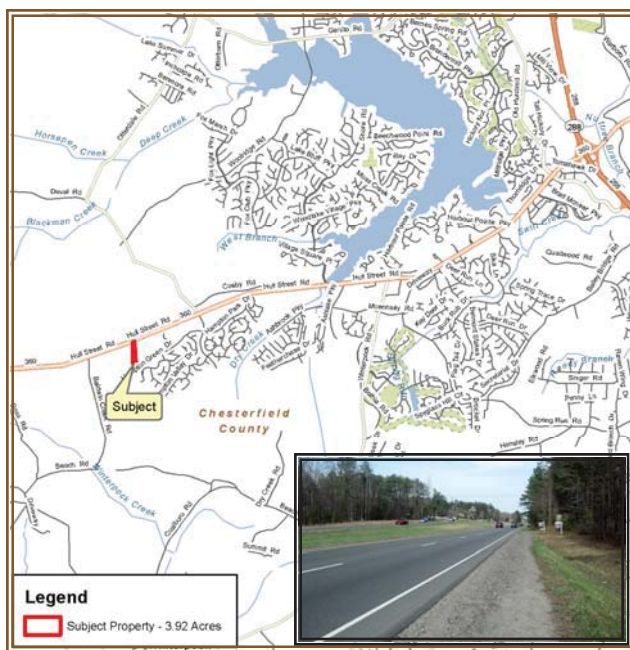


PROPERTY INFORMATION:

- ※ Priced near Chesterfield County's Current Tax Assessment.
- ※ Frontage on Highway 360 (Hull Street Rd).
- ※ Public Water Available and Sewer in Area.
- ※ Adjacent to the Hampton Farm subdivision.
- ※ Zoned: C-2 (Part) & A (Part).
- ※ Great Business Site &/or Investment Located between Magnolia Green and Hampton Park.

\$154,500

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All information is deemed reliable, but not guaranteed.

REPRESENTED BY:

BILL GRANT
ALC, VLS
(804) 754-3476

JEFFREY HUFF
ALC
(804) 750-1207