

1.696 ACRES  
HANOVER COUNTY, VA

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REDUCED PRICE - \$69,950



REPRESENTED BY:

G. EDMOND MASSIE, IV  
ALC, CCIM, MBA  
(804) 754-3474  
(OWNER/AGENT)

JEFFREY S. HUFF  
ALC  
(804) 750-1207

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# PROPERTY DESCRIPTION

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The subject property is shown on Hanover County Tax Map records as GPIN # 8800-95-5220. According to the tax records the property contains 1.69 acres. The deed is recorded in Deed Book 469 on Pages 279-280. A review of the Hanover County Tax Records indicates the following:

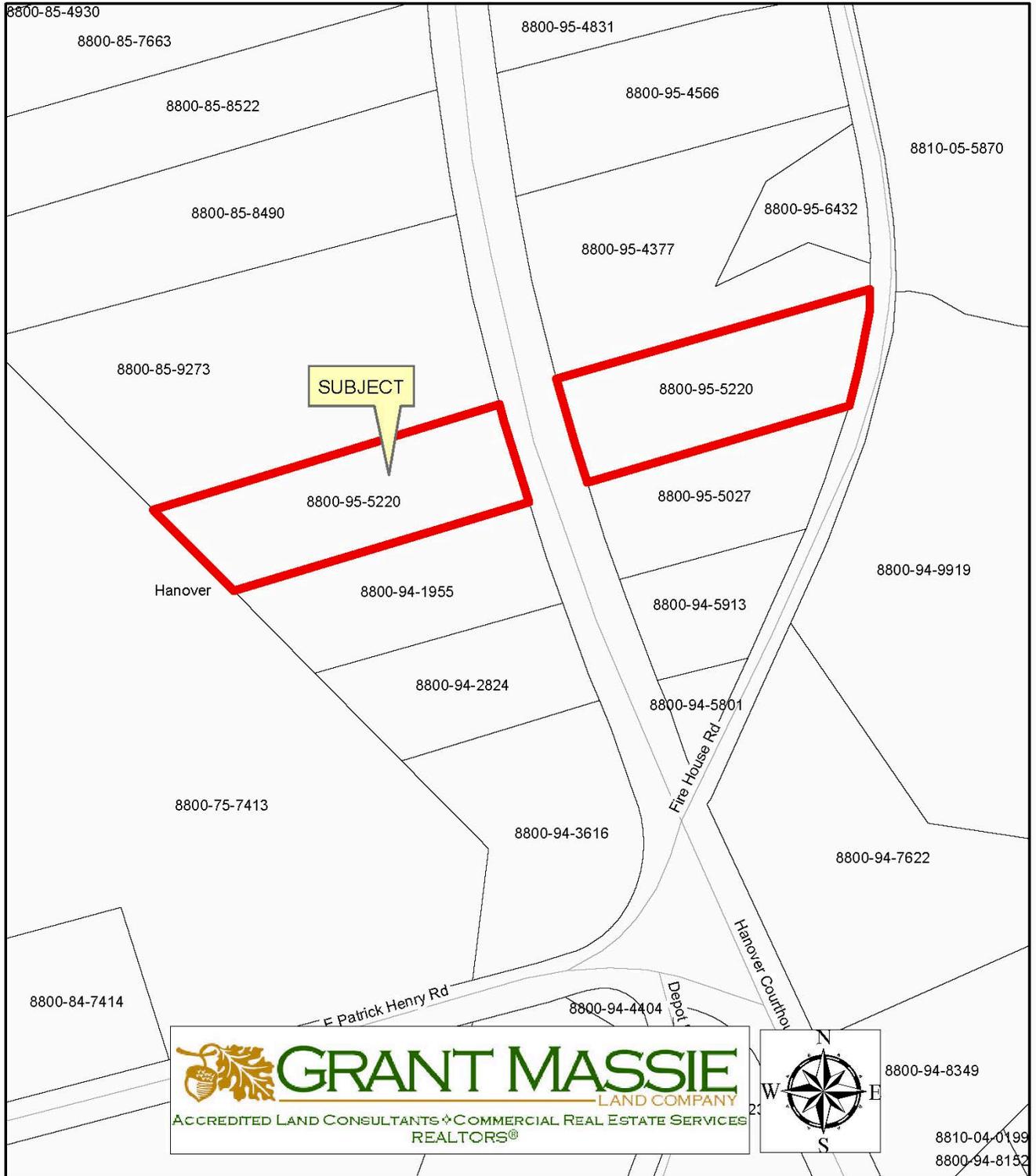
<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
8800-95-5220	1.69	\$88,000 Land \$ - Improvements \$88,000 Total Value

The subject property is currently zoned A-1 and B-1. There are approximately 95 ft. of road frontage on both sides of U.S. Route 301.

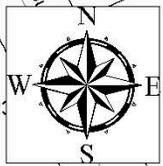
- The subject property is divided into two parcels by U.S. Route 301.
- The parcel on the east side of Rt. 301 is zoned Agricultural (A-1).
- The parcel on the west side of Rt. 301 was rezoned to Business in 1998.
- The sanitary sewer in the area is a forced main that runs along the east side of U.S. Route 301 through the subject property.
- Public water runs along the east side of U.S. Route 301 through the subject property too.



# TAX MAP



 **GRANT MASSIE**  
LAND COMPANY  
ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES  
REALTORS®



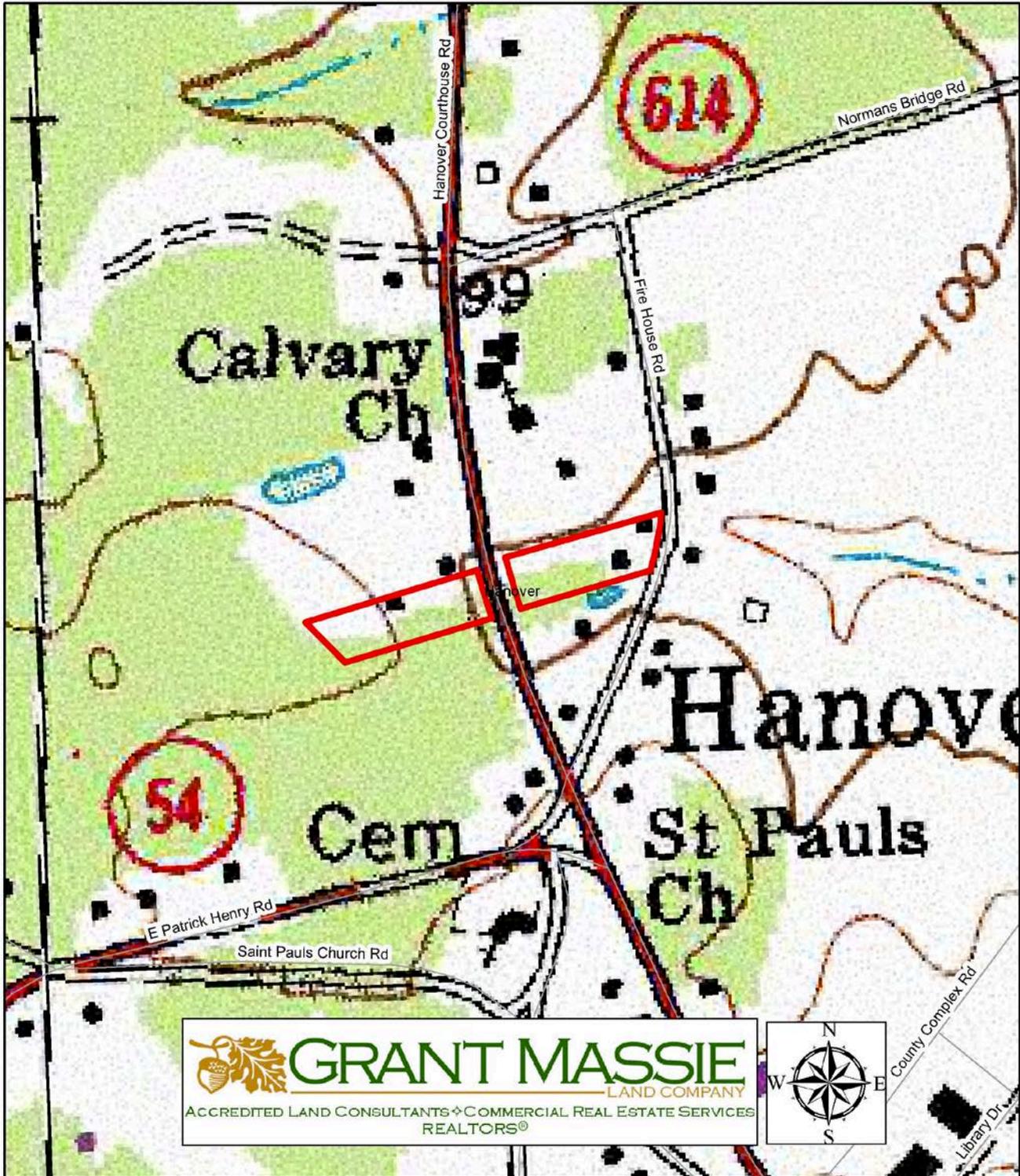
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

# AERIAL PHOTOGRAPH



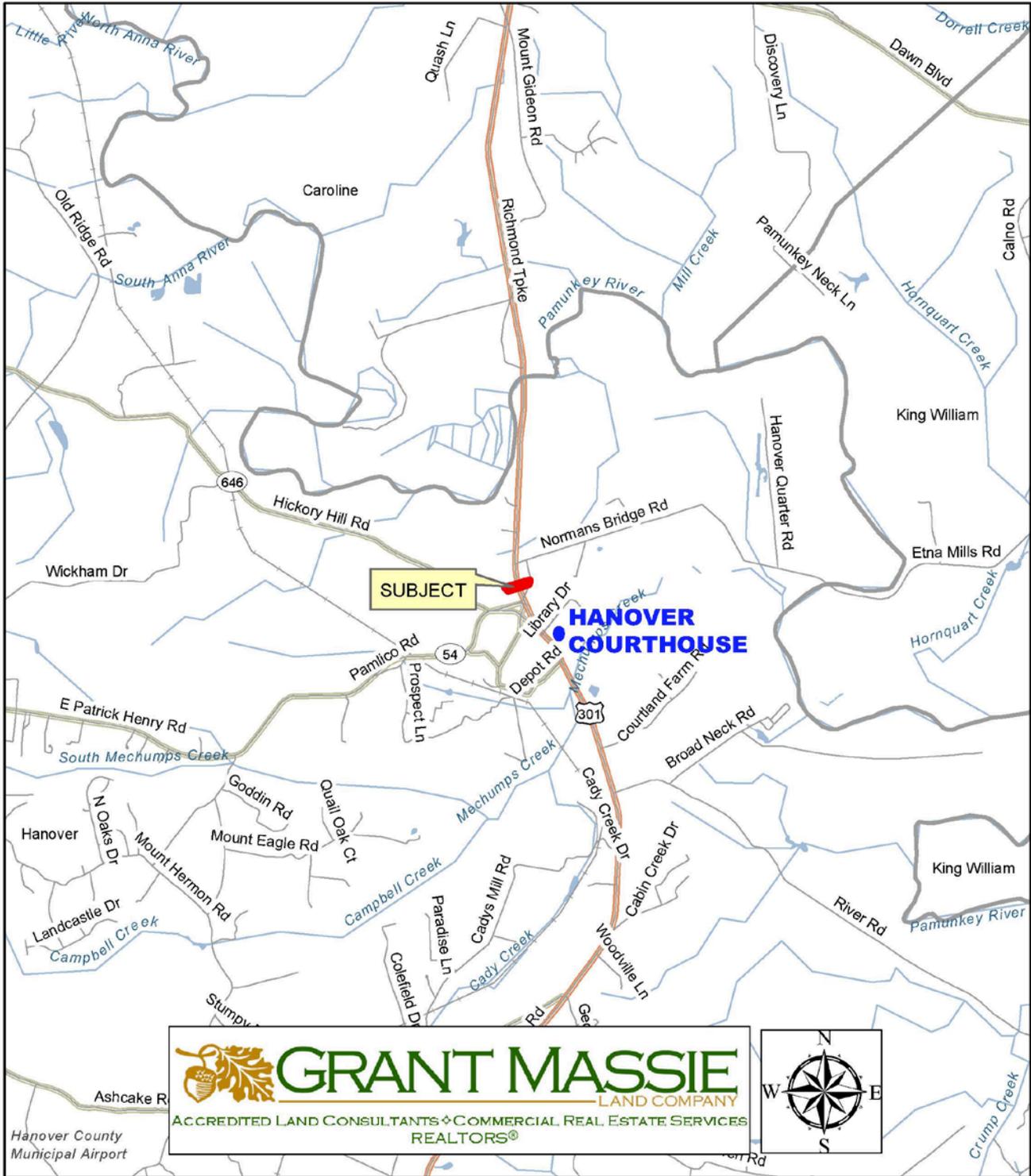
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

# TOPOGRAPHIC MAP



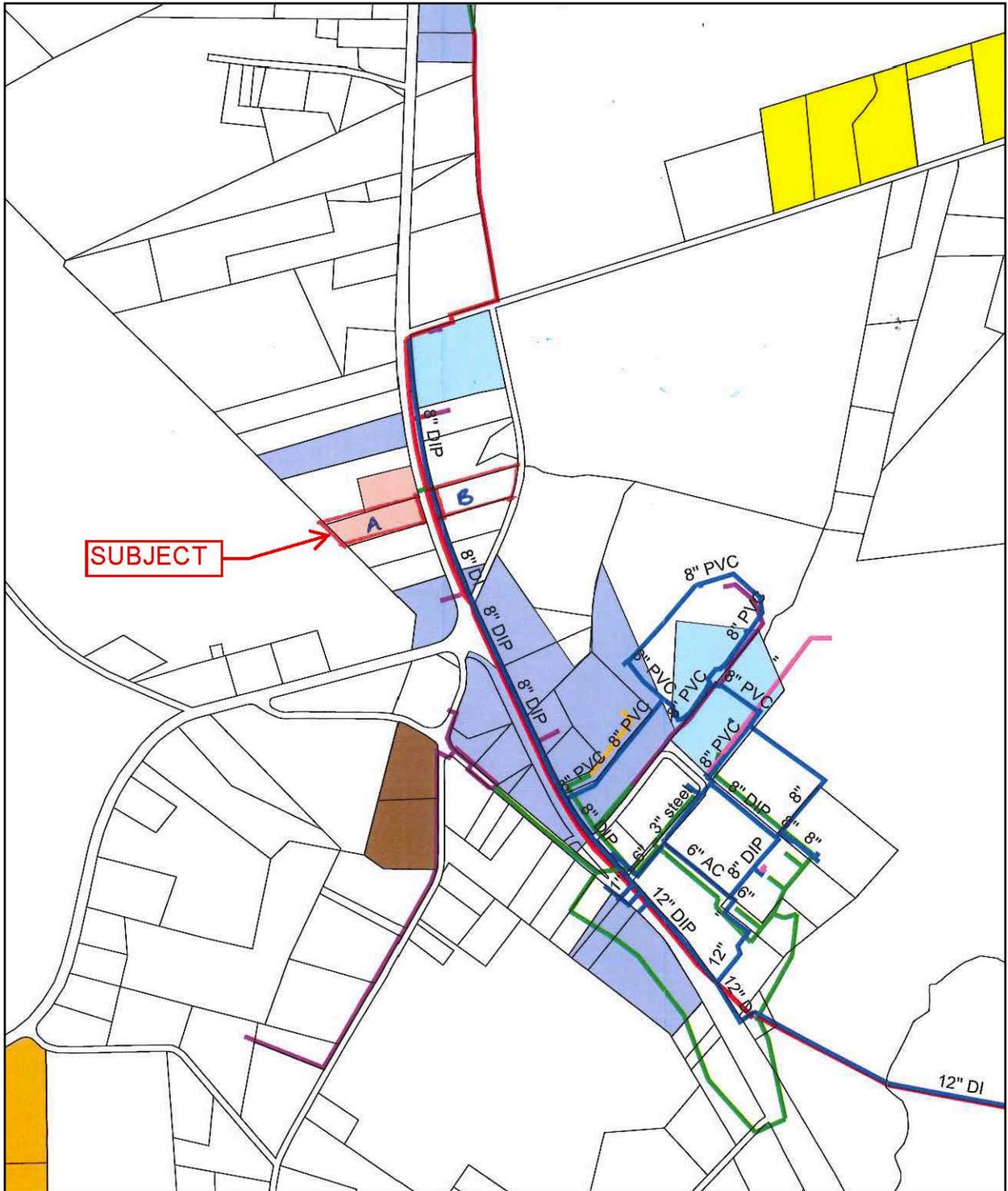
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

# LOCATION MAP



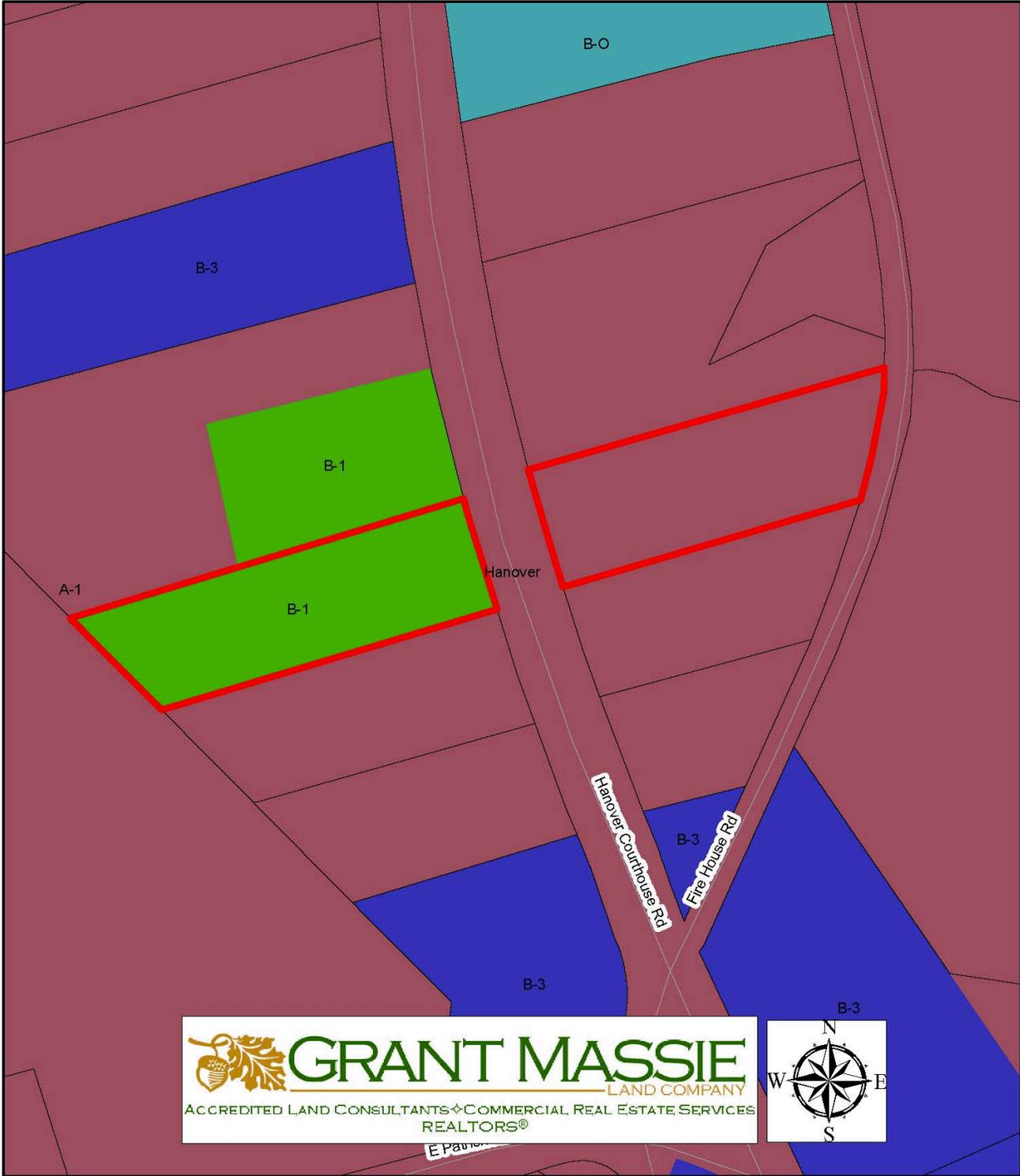
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

# UTILITIES MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

# ZONING MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

BOARD OF SUPERVISORS

AUBREY M. STANLEY, JR., CHAIRMAN  
BEAVERDAM DISTRICT

JOHN E. GORDON, JR., VICE-CHAIRMAN  
SOUTH ANNA DISTRICT

TIMOTHY E. ERNST  
ASHLAND DISTRICT

TOM GILES  
CHICKAHOMINY DISTRICT

R. J. KLOTZ, JR.  
HENRY DISTRICT

ELTON J. WADE, SR.  
COLD HARBOR DISTRICT

J. T. "JACK" WARD  
MECHANICSVILLE DISTRICT



HANOVER COUNTY

P. O. BOX 470  
HANOVER, VIRGINIA 23069-0470

RICHARD R. JOHNSON  
COUNTY ADMINISTRATOR

CECIL R. HARRIS, JR.  
DEPUTY COUNTY ADMINISTRATOR

STERLING E. RIVES, III  
COUNTY ATTORNEY

November 30, 1998

Eugene W. McCaul, Esq.  
P. O. Box 279  
Mechanicsville, Virginia 23111

RE: Approval of C-23-98(c), Courthouse Associates, L. P.

Dear Mr. McCaul:

At its meeting of August 26, 1998, the Hanover County Board of Supervisors, on a motion by Mr. Stanley, seconded by Mr. Klotz, voted to **APPROVE** the above-captioned request for B-1 zoning with your proffered conditions 1-6 as set forth in the attached ordinance for C-23-98(c). The Board's approval incorporates adoption of the attached ordinance.

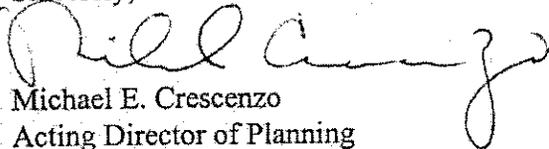
In summary, this action by the Board means that prior to initiating the new uses on this property, you must obtain site plan approval. We will be glad to assist you in this process.

To facilitate the implementation of this case, the following specific proffers are identified (over and above site plan review):

1. Signage restrictions (3)
2. Cash proffer of \$9,153 at time of building permit application (6)

Should you require any additional information or assistance concerning this matter, please do not hesitate to contact Marc Weiss, Deputy Director of Planning, or me.

Sincerely,

  
Michael E. Crescenzo  
Acting Director of Planning

**ORDINANCE C-23-98**  
**Courthouse Associates, L. P.**

**OWNER OF RECORD:** Courthouse Associates, L. P.

WHEREAS the Planning Commission of Hanover County has held an advertised public hearing and forwarded this case to the Board of Supervisors with a recommendation of APPROVAL of the adoption of the following amendment to the Zoning Ordinance and Zoning District Map of Hanover County; and

WHEREAS the Board of Supervisors has held public hearings on the 26th day of August, 1998, advertised in the Hanover Herald-Progress once a week for two successive weeks as required by Virginia Code Section 15.2-2204; and

WHEREAS the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practices require this amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Hanover County that the Zoning Ordinance and the Zoning District Map of this County are amended (with conditions) by the rezoning of the property described as GPIN 8800-95-5220 (part), consisting of 0.897± acres located on the western side of Hanover Courthouse Road (U. S. Route 301) approximately 500 feet north of its intersection with East Patrick Henry Road (State Route 54) (a detailed description is filed with the Board's papers) from A-1, Agricultural District, to B-1, Neighborhood Business District, subject to the following conditions, which were proffered by the Applicant on August 12, 1998, and accepted by the Board:

1. The property shall be developed in substantial conformity with the conceptual plan titled "Proposed Café" drawn by Goodfellow, Jalbert, Beard and Associates, dated May 22, 1998, a copy of which is attached and is made a part of these proffers.
2. The structure shall be constructed in substantial conformance with the elevation and perspective titled "Houndstooth Restaurant" prepared by William Henry Harris and Associates, Inc., dated July 14, 1998, a copy of which is attached and is made a part of these proffers.

3. Free-standing signage shall be limited to monument type only.
4. Parking lot lighting structures shall be limited to a height of 15 feet.
5. Parking lot landscaping shall be provided in accordance with the standards specified in Article 5A, Section 3.
6. The applicant agrees to pay, at the time of building permit application, for a "high quality restaurant" of 3,600 square feet and additional banquet space, the amount of \$9,153.00. This amount is based on an average 27 p.m. peak hour trips, paid at a rate of \$339.00 per trip.

BE IT FURTHER ORDAINED that this Ordinance is effective on the date of adoption and the Planning Director is hereby directed to designate the boundaries of the foregoing area as rezoned, subject to conditions, on the Zoning District Map of Hanover County.

Upon motion of Mr. Stanley, seconded by Mr. Klotz, the members of the Board of Supervisors voted to approve Ordinance C-23-98, as follows:

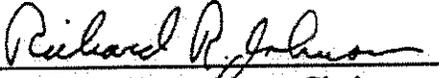
	Vote
Aubrey M. Stanley, Jr.	Aye
John E. Gordon, Jr.	Aye
Timothy E. Ernst	Aye
Thomas F. Giles, Jr.	Aye
R. J. Klotz, Jr.	Aye
Elton J. Wade, Sr.	Aye
J. T. "Jack" Ward	Aye

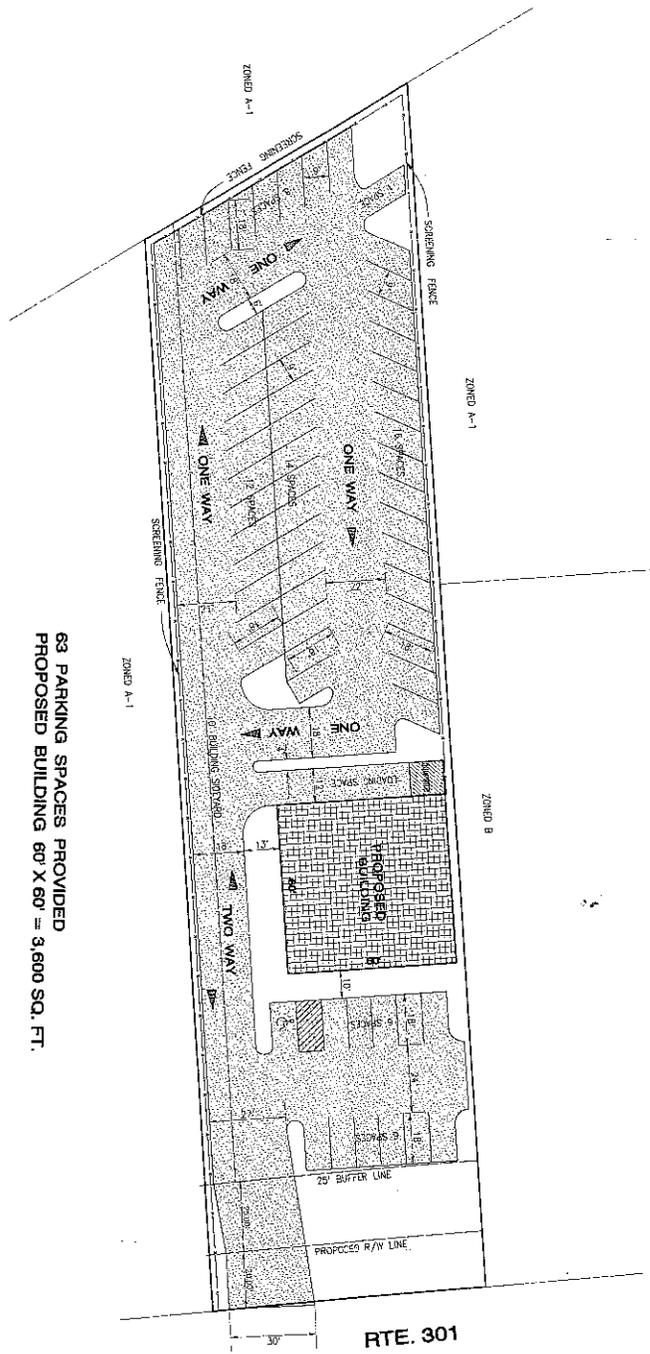
#### Public Hearings

Planning Commission: August 6, 1998

Board of Supervisors: August 26, 1998

Adopted: August 26, 1998

  
 Richard R. Johnson, Clerk  
 Hanover County Board of Supervisors



63 PARKING SPACES PROVIDED  
 PROPOSED BUILDING 60' X 60' = 3,600 SQ. FT.

SCALE: 1" = 20'

(OWNER HAS ADVISED/CONFIRMED/SEEN LOTS 7)

P.N. 4322-0018

FILE  
 0-22-18

<p>1 of 1</p>	<p>SHEET NO.</p> <p><b>PRELIMINARY LAYOUT</b></p>	<p><b>HOUNDSTOOTH CAFE</b></p> <p>HANOVER CO., VA.</p>	<p><b>Goodfellow, Tolbert, Beard, And Associates Inc.</b></p> <p>ENGINEERING - SURVEYING - PLANNING</p> <p>6526 Mechanicville Turnpike / P.O. Box 539        Mechanicville, Virginia 22111        (804) 748-7087 Fax (804) 750-7276</p>	<p>DESIGNED BY: D.C.R.</p> <p>DRAWN BY:</p> <p>CHECKED BY:</p> <p>DATE: MAY 22, 2018</p> <p>REVISIONS:</p>	
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Eugene W. McCaul, Esq.

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November 30, 1998

cc: The Honorable Aubrey M. Stanley, Jr.  
Hanover County Planning Commission  
A. Lisa Barker, Esq.  
Mr. Gary Craft  
Mr. Richard Paul  
Mr. Richard Bartell  
Mr. W. R. Johnson, Jr.  
Ms. Jenni Pendergrass  
Ms. Gretchen Welborn  
Mrs. Elizabeth Daniel