

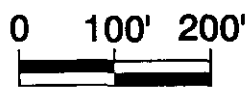
**AMEND PROF.
CONDITIONS**

4-23-C-1

MODIFY SETBACK & LOT AREA REQUIREMENTS

THREE CHOPT DISTRICT

C-12C-97



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 18, 1997

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-12C-97

Mr. John Yates
Regency Homes Corp.
9210 Forest Hill Ave., B-1
Richmond, VA 23235

Gentlemen:

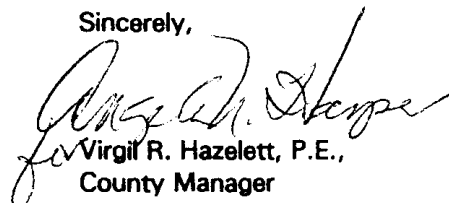
The Board of Supervisors at its meeting on March 12, 1997, granted your request to amend proffered conditions on Conditional Rezoning Case C-29C-91, being Parcel 4-23-C-1.

The following substitute proffered condition accepted by the Board of Supervisors, further regulates the use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance).

3. A 25-foot planting strip shall be provided to any lot which abuts the right-of-way lines of Millstone Landing Drive except that such strips shall be reduced to accommodate the road taper originating in Wyndham as shown on the attached plat (see case file). The area shall be in addition to the lot area required in the respective zoning classification except for Parcel 4-23-C-1. This area shall contain landscaping and natural open areas, except to the extent required for utility and drainage easements, paths, tracks and sidewalks. No building, structure or fencing shall be constructed in the planting strip. Any dwelling setback requirement shall be computed exclusive of this area except for Parcel 4-23-C-1. Pedestrian access ways shall be provided within major project areas at the time of subdivision approval by the Planning Commission.

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 condition in the Conditional Zoning Index.

Sincerely,



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

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index