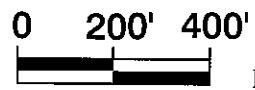


NOTE:
 This Rezoning Case Lies Within The Airport Safety Overlay District as Adopted by the Board of Supervisors June 12, 1991, in Accordance with Chapter 24, Addendum 58 (Zoning Ordinance Amendment)

AMEND PROFFERED CONDITIONS

C-43C-00



Pt. Of 238-A-38
 VARINA DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

July 18, 2000

Re: Conditional Rezoning Case C-43C-00

Mr. Charles Ayers, Jr., Manager
Pendragon Development, LLC
710 N. Hamilton St.
Richmond, VA 23221

Dear Mr. Ayers:

The Board of Supervisors at its meeting on July 11, 2000, granted your request to amend proffered conditions on Conditional Rezoning Case C-14C-93, being Parcel 238-A-38.

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

Deleted. Proffer No. 10

Added. 10. At the time of development, a buffer area of a minimum of 35 feet in width shall be Provided on *single family residential* lots contiguous to the two existing Virginia Power easements for transmission lines. The existing trees within these buffers shall be preserved by the property owner, successors, and assigns except as follows:

- a. Dead trees may be removed.
- b. Trees with a trunk diameter less than 3" may be removed.
- c. Public roadways and underground utility lines may cross the buffer areas; however, only the minimum amount of clearing necessary for the crossing may be performed.
- d. A private driveway not exceeding 12' in width may cross the buffer areas in order to allow a resident access to his/her property located under the power lines.
- e. Trees which overhang the power easement may be trimmed or if impractical to trim may be removed by Virginia Power.

Mr. Charles Ayers, Jr., Manager
Pendragon Development, LLC
July 18, 2000

2

- f. In the event that a private drive in excess of 12' in width is required by Henrico County (such as for a Community Center or Club facility) then the minimum amount of clearing required to permit the construction of the drive or associated improvements will be permitted.

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: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Alan R. Kemp, Jr., AICP