

R-3C
28
21.60 Ac

37
9.334 Ac

A-1

40
14.969 Ac

See
(30-A-1)

R-2

R-3C
100

A-1

42
4.906 Ac

R-3C

44

5.978 Ac

45

Amend Proffered
Conditions

R-3C

REIDS POINTE

C-T

THE TIMBERS

A-1

MT. VERNON

BAPTIST CHURCH

14N
7.71AC

R-3

29-4-F-1CA
COMMON
AREA
7.87 Ac.

C-1

R-3

R-3A

R-3A

R-2C

R-2C

A-1

21
2 AC

22
2 AC

20
2 AC

C.A.
39-10-E-100
475 AC

R-3

(Prop.)

Nuckles Road

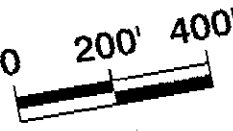
Proposed

13
14.256 Ac

A-1

AMENDMENT OF PROFFERED CONDITIONS

C-60C-00



THREE CHOPT DIST
HENRICO COUNTY PLANNING

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

December 14, 2000

Re: Conditional Rezoning Case C-60C-00

Mr. E. Huffman
MCI WorldCom
2270 Lakeside Blvd.
Richardson, Texas 75082

Dear Mr. Huffman:

This is a correction of our letter sent to you on November 29, 2000.

The Board of Supervisors at its meeting on November 28, 2000, granted your request to amend proffered conditions on Conditional Rezoning Case C-30C-93, being Parcel 29-A-50.

The following substitute proffered conditions, dated October 12, 2000, 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. 3.

Added.3: Yard requirements.

- (a) All structures constructed on the property shall be set back a minimum of 74 feet from the western edge of the right of way of Francistown Road. This proffer shall not apply to fences.
- (b) For any non-residential development on the property, including, without limitation, any public utility structures and facilities, the front yard setback area otherwise required for any such non-residential development along the right-of-way of Francistown Road shall include, at a minimum:
 - (i) an undulating berm of at least ten feet at its maximum height as measured from the existing grade at the right-of-way of Francistown Road at a 4 to 1 or flatter slope on the side of such berm facing the right-of-way of Francistown Road as measured from the right-of-way of Francistown Road,

- (ii) heavy landscaping shall be installed pursuant to that certain landscape plan prepared by Timmons, dated August 4, 2000, and entitled "MCI TELECOMMUNICATIONS CORPORATION, THREE CHOPT DISTRICT, HENRICO COUNTY, VIRGINIA: (the "Landscape Plan") or as may otherwise be revised as approved by the Planning Commission at landscape plan review, which such landscaping shall be installed prior to the issuance of a final certificate of occupancy for any building on the property, and
- (iii) underground irrigation.
- (c) The transitional buffer area required along the southern boundary line of the property shall consist of underground irrigation and heavy landscaping shall be installed pursuant to the Landscape Plan or as may otherwise be revised as approved by the Planning Commission at landscape plan review, which such landscaping shall be installed prior to the issuance of a final certificate of occupancy for any building on the property.
- (d) Any fence on the property shall be located at least sixty-eight (68) feet from the right-of-way of Francistown Road, and any fence located between sixty-eight (68) feet and 100 feet from the right-of-way of Francistown Road shall not be galvanized and shall be dark green or black in color. Such fence shall not exceed the height of the roof line of the main building on the property.
- (e) Exterior lighting on the property shall be kept at a minimum level necessary for security purposes.

Deleted. Proffer No. 4.

Added. 4. Non Clearing Area. A 25-foot strip along the rear of each lot shall be left in its natural state by the builder/developer. This 25-foot strip shall be exclusive of drainage and utility easements. This proffer shall not apply to non-residential development on the property, including, without limitation, any public utility structures and facilities.

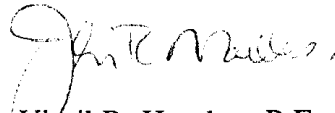
But for the amendment of proffers provided for herein, the proffers set forth in Case C-30C-93 shall continue in full force and effect.

Mr. E. Huffman
MCI WorldCom
December 14, 2000

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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. Andrew Conclin, Esquire