

SUBJECT PROPERTY



September 2003

ZONING
 AMEND PROFFERS

Ref. 761-754-4773

C-49C-03
 Three Chopt District

0 400 Feet



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

December 16, 2003

North Atlantic Holdings, Inc.
7450 Midlothian Turnpike
Richmond, VA 23225

Re: Conditional Rezoning Case C-49C-03

Dear Sir:

The Board of Supervisors at its meeting on December 9, 2003, granted your request to amend proffered conditions on Conditional Rezoning Case C-54C-89, Parcel 761-754-4773, described as follows:

Beginning at a point on the south line of Broad Street 600' more or less, west of the center line of Parham Road; thence S45°16'57"W, 510.25 to a field pipe; thence N18°52'59"W, 277' to a point; thence N40°23'38"E, 295' to the south line of Broad Street; thence along the south line of Broad Street to the point of beginning, containing 2.52 acres.

The Board of Supervisors accepted the following proffered condition, dated August 21, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

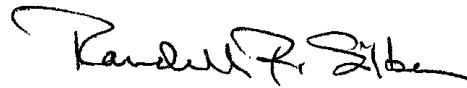
Proffer 9 is amended as follows:

9. A landscaped and natural buffer area of the minimum width of 25 feet shall be provided along the right-of-way line of Broad Street Road. The limit of clearing of existing vegetation within the buffer area shall be shown on the plans to be approved by the Planning Commission at the time of POD review. Additionally, along the portion of the southern or rear property line that is adjacent to Tax Map Parcel 761-754-2145 a 25 foot buffer area shall be maintained and shall consist of evergreen plantings not less than seven (7) feet in height and shall be designed such as to substantially block from view the subject property from Tax Map Parcel 761-754-2145 so long as Tax Map Parcel 761-754-2145 remains zoned residential. Additionally, there shall be a buffer strip along the east property line of the property of not less than twenty-five (25) feet to a depth of two hundred (200) feet and a buffer strip for the remainder of the eastern

property line of ten (10) feet so long as the property to the east is used for residential purposes. Where the placement of utility easements or drainage structures within the buffer areas result in the inability of the owner to provide adequate landscaping within the buffer area, screening shall be provided adjacent to the buffer area to properly screen development on the property from adjacent residential properties, as determined by the Planning Commission at the time of landscaping plan review. No vehicle parking of any kind shall be permitted within the aforesaid buffer area.

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 conditions in the Conditional Zoning Index.

Sincerely,



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

pc: Mr. William H. Shewmake
Director, Real Estate Assessment
Conditional Zoning Index