



SUBJECT PROPERTY

C-10C-09
2010 Land Use Plan
 Amend Proffered Conditions
 (C-66C-00)
 Fairfield District

400 Feet

PS March 2009 Ref: 782-767-4906



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 16, 2009

Magnolia Pointe Owners Associations
Attn.: Kim Jones, Community Manager
1904 Byrd Avenue, Suite 100
Richmond, VA 23230

Re: Conditional Rezoning Case C-10C-09

Dear Ms. Jones:

The Board of Supervisors at its meeting on June 9, 2009, granted your request to amend proffered conditions accepted with Conditional Rezoning Case C-66C-00, on Parcels 782-767-7523, 782-767-4906, and 782-766-0597.

The Board of Supervisors accepted the following proffered conditions, dated May 6, 2009, which further regulate the above use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Except as amended hereby, all proffers accepted with Case C-66C-00 shall remain in full force and effect.
2. Amend Proffer 9 accepted with Case C-66C-00 to read as follows:

Either a three (3) rail vinyl covered fence; a vinyl covered six (6) foot high opaque privacy fence; or a six (6) foot high welded steel fence shall be installed along the eastern boundary of the property. Any new fencing material shall be approved by the Planning Director or his designee prior to installation. At no time shall there be parallel fencing along the eastern property line that would create an "alleyway". The existing three (3) rail fence, vinyl covered, along Virginia Center Parkway shall remain. The existing three rail fence, vinyl covered, along Francis Road, shall remain and be extended to the southern boundary of the project. The developer may relocate the existing three (3) rail fence along Virginia Center Parkway and Francis Road to accommodate landscaping and berming within the transitional buffer. A vinyl covered six foot high opaque privacy fence shall be installed in the landscaped buffer, with plantings on both sides, between residence buildings and properties adjacent to the south side of the Property. Fencing shall be installed before the first certificate of occupancy is issued for any residence.

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The Planning Department 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,



Virgil R. Hazelett, P.E.
County Manager

pc: Glen D. Bohannon, Jr.
Dr. Martha G. Blumenthal, Dir., Research & Planning, Henrico County Schools
Director, Real Estate Assessment
Conditional Zoning Index