





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

September 17, 2002

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-6C-02

L-C Corporation  
Mr. Sam Johnson  
5201 E. Independence Boulevard  
Charlotte, NC 28212

Dear Mr. Johnson:

The Board of Supervisors at its meeting on September 10, 2002, granted your request to amend proffered conditions on Conditional Rezoning Case C-14C-87, on Parcel 749-760-0500 (48-A-45), described as follows:

Beginning at a found rod in the southerly line of Broad Street Road, said rod being 407'± from the east line of Cox Road extended, thence along the southerly line of Broad Street Road S74°51'05"E 475.05' to a set rod, thence S10°47'35"W 373.17' along the westerly line of SFP Company to a pipe found, thence N74°50'30"W 474.89' along the northerly line of lands of the L C Corporation to a found rod, thence N10°46'05"E 373.10' along the easterly line of PMK Ltd Partnership to the point or place of beginning, containing 4.057 acres of land.

The Board of Supervisors accepted the following proffered condition, dated July 22, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Proffered condition #9 of C-14C-87 is to be amended to read as follows:

With the exception of the 10-foot buffer along the southern property line, the landscaping on the property shall be generally compatible with the attached conceptual landscaping plan and sketch for the property (Exhibit "C") (See case file for C-14C-87.) The 10-foot buffer along the southern property line shall not be required except that comparable landscaped areas shall be provided elsewhere on the property.

To the extent reasonably practical, the clearing of mature trees in the buffer areas (10 feet wide on the western and eastern boundary lines of the property and 30 feet wide on the northern boundary line of the property as set forth in paragraph 10 below) shall be limited to removing trees necessary for drainage,

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utilities, ingress and egress, and to provide the landscaping as set forth in these proffers and as required by the Planning Commission.

All parking lot islands shall be raised and planted with at least the major shade trees as shown on the master plan. Major shade trees shall be 3 ½" caliper minimum at installation. All other flowering trees shall be 8' height minimum. All parking islands and planters and green landscape strip along Broad Street shall be irrigated.

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,

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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Michael J. Kelly, Esquire