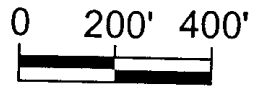


**AUTO DEALERSHIP STORAGE
AND ACCESSORY USES**

C-7C-02



Pt. of 48-A-44

THREE CHOPT DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 17, 2002

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-7C-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 conditionally rezone property from A-1 Agricultural District to B-3C Business District (Conditional), part of Parcel 748-759-9860 (48-A-44), described as follows:

Beginning at a point marking the intersection of the south line of Broad Street Road and the east line of Cox Road; thence leaving the south line of Broad Street Road along the east line of Cox Road a distance of 607.02' to a point marking the true point of beginning; thence leaving the east line of Cox Road along a line dividing PMK Ltd. Partnership on the north and the L-C Corporation on the south S68°10'E a distance of 497.37' to a point; thence passing through the property of the L-C Corporation S19°19'40"W a distance of 60.06' to a point; thence along a line dividing The County of Henrico and T. Walter Brashier on the south and The L-C Corporation on the north N68°10'W a distance of 500.00' to a point in the east line of Cox Road; thence along the east line of Cox Road and the west line of the L-C Corporation N21°50'E a distance of 60.00' to a point marking the true point of beginning, containing 0.687 acres.

The Board of Supervisors accepted the following proffered condition, dated August 12, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The property shall only be used for automobile storage and uses accessory to an automobile dealership.
2. The owner(s) of the Property shall cooperate with Henrico County in establishing access between the Property and the adjacent future fire station site on Parcel 48-A-43B. If Parcel 48-A-43B develops as anything other than a fire station, access through the Property shall not be required. Access shall also not be required if Henrico County decides it is not necessary.


L-C Corporation
Mr. Sam Johnson
September 17, 2002

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3. The landscaping and parking spaces shown on the plan titled Landscaped Roadway @ Universal Ford prepared by Snead Associates, P.C. and dated 7-24-02 (attached hereto as Exhibit A) (see case file) shall be installed prior to November 22, 2002. The applicant may request an extension of this deadline upon written request to the Director of Planning. Along the southern border of the property, any existing tree with a caliper of 4 inches or greater shall not be removed. New trees shall be planted along the southern buffer to supplement existing trees so that a single row of trees shall be along and parallel to the southern property line. New trees shall be planted at least every 20 feet on center.

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,



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

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