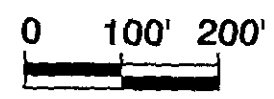


EXTEND AUTO DEALERSHIP

81-11-E-13,15 and 16

C-10C-01



BROOKLAND DISTRICT
HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 20, 2001

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-10C-01

J & L Associates
7014 West Broad St.
Richmond, VA 23294

Gentlemen:

The Board of Supervisors at its meeting on March 13, 2001, granted your request to conditionally rezone property from R-4 One Family Residence District to B-3 Business District (Conditional), Parcels 81-11-E-13, 15, and 16, (West Broad Street Village).

The Board of Supervisors accepted the following proffered conditions, dated January 3, 2001 and February 8, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Use Limitations. The Property shall be integrated with and used in conjunction with the adjoining automobile dealership. No body shop shall be operated on the Property, for as long as it abuts property zoned for residential use.
2. Parking Lot lighting. Parking lot lighting shall be produced from concealed sources of light so as to minimize the impact of such lighting on any adjacent residential neighborhood. Parking lot lighting shall be reduced to no more than a security level following the close of business on the Property. Parking lot lighting standards shall not exceed twenty-five (25) feet in height.
3. Access Limitation. There shall be no direct vehicular access between the Property, and Fountain Avenue, unless required by any governmental body having jurisdiction with respect thereto.
4. Signage Limitation. No advertising signs shall be placed on the Property.
5. Outdoor Speakers. No outdoor speakers shall be permitted on the Property.
6. Garage/Overhead Door Orientation. Any garage or overhead doors (exclusive of doors intended for pedestrian access only) on the Property shall not face any adjacent property zoned for residential purposes.


J & L Associates
March 20, 2001

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7. Fence. An opaque fence of a minimum of five (5) feet in height shall be installed and maintained along boundaries of the Property adjacent to or across a public street from property zoned for residential development.

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