



**R-2, A-1 to R-2C  
74.4 ac.**

**C-11C-86**

COUNTY OF HENRICO PLANNING OFFICE  
 SCALE pt. 104-B2-1/5-B1-10/5-A1-1  
 0 200' 400'  
 FAIRFIELD DISTRICT  
 J.A.S.



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

April 16, 1986

W.F. LaVECCHIA, P.E.  
County Manager

Re: Conditional Rezoning Case C-11C-86

Faith Landmark Ministries  
P. O. Box 13197  
Richmond, Virginia 23225

Gentlemen:

The Board of Supervisors at its meeting on April 9, granted your request to conditionally rezone property from A-1 Agricultural, C-1 Conservation and R-2 One Family Residence to R-2C One Family Residence District (Conditional). The remainder of the request was withdrawn from consideration.

The rezoned property is described as follows:

Part of Parcel 5-B1-10 and Part of 104-B2-1, Chamberlayne Hills, well lot, Section D:

Beginning at a rod on the S.E. intersection of the E. line of U.S. 301 and N. line of Diane Lane; thence N.  $40^{\circ} 10' 00''$  E., 800.0' along said E. line of U.S. 301 to a point; thence S.  $40^{\circ} 26' 55''$  E., 692.22' to a point; thence N.  $84^{\circ} 48' 02''$  E., 1250.00' to a point; thence S.  $69^{\circ} 11' 58''$  E., 126.17' to a point; thence to the right along an arc with a radius of 190', a distance of 510.68' to a point; thence S.  $84^{\circ} 48' 02''$  W., 80.00' to a point; thence S.  $37^{\circ} 11' 58''$  E., 40.00' to a point; thence S.  $84^{\circ} 48' 02''$  W., 1299.57' to a rod; thence S.  $2^{\circ} 27' 04''$  W., 151.47' to a rod; thence S.  $84^{\circ} 43' 45''$  W., 82.68' to a rod; thence to the left along an arc with a radius of 395.57', a distance of 162.70' to a rod; thence to the right along an arc with a radius of 20.00', a distance of 28.97' to a rod; thence to the left along an arc with a radius of 389.35', a distance of 95.00' to a rod on the north line of Diane Lane; thence N.  $49^{\circ} 50' 00''$  W., 777.80' along said N. line of Diane Lane to the point and place of beginning, containing 29.8 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. That portion of the property located within the 100 year flood plain as determined by definitive engineering studies shall be zoned C-1 Conservation.
2. Only that portion of the Property indicated as "Parcel B" on a certain "Plat of 3 parcels of land located East of U.S. Route 301 & North of Diane Lane in the Fairfield District, Henrico County, Virginia" prepared by Holly & Spain, Ltd., P.C., and dated April 8, 1986, shall be rezoned to R-2C.
3. The Property contained in "Parcel B" shall be used only for one-family dwellings and normal and customary accessory uses incidental thereto and model homes, excluding church and church-related uses within the permitted one-family residential subdivision.

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4. The minimum finished floor area of any dwelling constructed on the subject Property shall be 2,000 square feet.
5. All exterior, exposed portions of foundations of the dwellings constructed on the subject Property shall be brick.
6. All exterior, visible portions of fireplaces and chimneys of dwellings constructed on the subject Property shall be brick.
7. With the exception of any lots developed on the subject Property ("Parcel B") which front on Diane Lane, there shall be no vehicular access to or from Diane Lane to or from the subject Property; in addition, there shall be no vehicular access to or from Diane Lane through the subject Property connecting with Parcel A.
8. All construction on the Property, including but not limited to streets, utilities, drainage and dwellings, shall be in full compliance with all County ordinances, regulations, standards and policies.

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,



W. F. LaVecchia, P.E.,  
County Manager

cc: Clerk, Board of Supervisors  
Real Estate Assessment  
Conditional Zoning Index  
Henrico Development Co.  
Mr. John G. Mizell  
Mr. L. A. Staples