



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

February 19, 2019

Dominion Youth Services
Attn: Mr. Joshua Lutz
1640 E. Parham Road
Henrico, VA 23228

Re: Rezoning Case REZ2019-00003

Dear Mr. Lutz:

The Board of Supervisors at its meeting on February 12, 2019, approved your request to conditionally rezone from O-2 Office District to B-1C Business District (Conditional) Parcel 787-746-2041 containing .613 acres located on the west line of Chamberlayne Road (U.S. Route 301), approximately 500' north of its intersection with Wilmer Avenue, described as follows:

Beginning at an axle found in the west line of Chamberlayne Road, said axle being approximately 530' north, along the said west line of Chamberlayne Road, from its intersection with the north line of Wilmer Avenue; thence, leaving the west line of Chamberlayne Road, the following courses and distances; N 57°00'00" W a distance of 254.45 feet to a rod found; thence, N 18°40'03" E a distance of 103.21 feet to a rod found; thence S 57°00'00" E a distance of 280.00 feet to a rod found in the west line of Chamberlayne Road; thence, along the west line of Chamberlayne Road, S 33°00'00" W a distance of 100.00' to the point of beginning and containing 0.613 acres of land as shown on plat entitled "Survey Showing Improvements on Property Located at 5408 Chamberlayne Road," dated 10/17/18, by Bruce Robertson Land Surveying, P.C.

The Board of Supervisors accepted the following proffered conditions, dated December 18, 2018, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Exterior Materials.** Any improvements to be constructed on the Property shall be substantially similar in architecture and exterior materials to the existing building on the Property. All construction materials and colors shall be submitted to and approved by the Planning Commission at the time of any required Plan of Development review.
2. **Parking Lot Lighting.** Parking lot lighting fixtures shall not exceed fifteen (15) feet in height as measured from the grade of the base of the lighting standard. All lighting from such parking lot fixtures shall be produced from concealed sources of light. Parking lot lighting shall produce a maximum lighting intensity of one-half (1/2) foot candle at the boundary lines of the Property. Parking lot lighting shall be reduced to

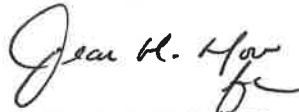
a minimum level necessary for security purposes following the close of business conducted on the Property. Any new exterior lighting shall not be direct-embedded poles and any new exterior lighting shall be residential in character.

3. **HVAC.** Heating and air conditioning equipment shall be screened from public view at ground level at the property lines with materials and/or landscaping compatible with the existing building & landscaping.
4. **Trash Receptacles.** Trash receptacles shall be screened from public view at ground level with materials compatible with the existing building and using a door/gate and hardware that are low maintenance and durable.
5. **Use Restrictions.** Only the following principal uses shall be permitted on the Property.
 - a) Offices and office buildings, business, professional or administrative.
 - b) Offices, medical, dental and optical, and laboratories.
 - c) Child care centers in accordance with Section 24-106 of the Henrico County Zoning Ordinance.
 - d) Schools (including child care, charitable, cultural, and other community service activities on school property), trade or business schools as defined by Section 24-50.11(g) of the County Code, and colleges and universities (including educational, scientific and other related research facilities).
6. **Signage.** Any detached signs shall be monument style signs, the base of which shall be landscaped and shall not exceed six (6) feet in height. Signage on the Property shall be regulated as provided for in the O-2 District in the Henrico County Zoning Ordinance. Changeable message signs, inflatable and/or attention getting devices shall be prohibited. Any sign lighting shall be from an external source.
7. **Security Alarms.** Outside speakers shall be prohibited. No external alarm bells or external warning devices that are audible beyond the boundary lines of the Property shall be permitted on the Property.
8. **Playground Security.** Any playground or recreation area located on the Property shall be secured with black wrought iron style fencing consistent with the campus perimeter fence along the west side of Chamberlayne Rd.
9. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.
10. **Campus Master Plan.** The use of the Property shall be in substantial accordance with the Campus Master Plan dated 12/2018 (see case file).
11. **Pond.** Any wet pond on the Property shall be aerated.

12. **Site Plan Review.** For the purpose of ensuring the provision of any required utilities improvements and emergency access, an administrative site plan or Plan of Development shall be submitted as required by the Director of Planning for review and approval prior to the issuance of a Change of Use Permit for the Property.
13. A VDOT standard sidewalk shall be installed along property frontage along Chamberlayne Road. Additional Chamberlayne Road right-of-way shall be dedicated if determined to be necessary for the installation of the sidewalk along Chamberlayne Rd.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

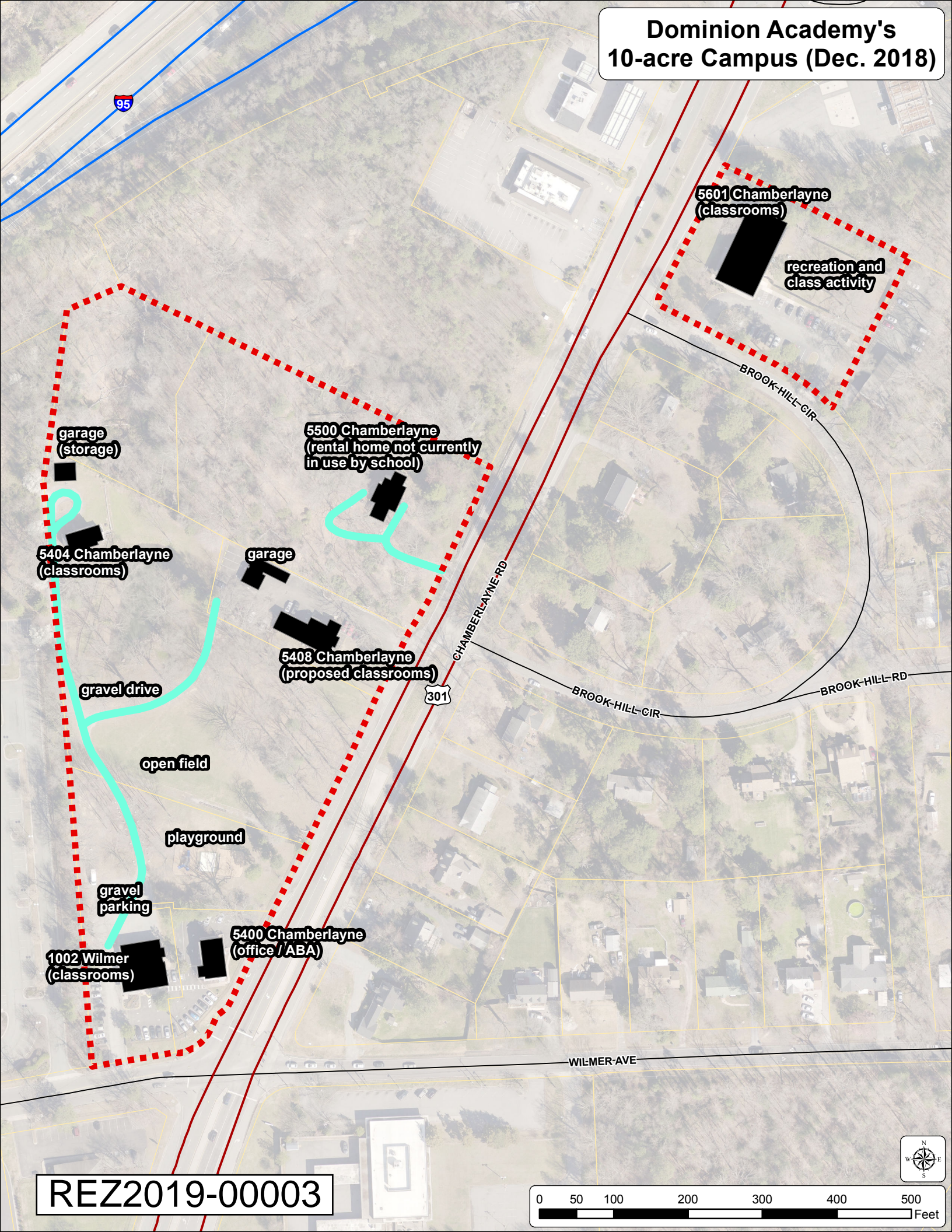
Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoulkas".

John A. Vithoulkas
County Manager

pc: Director, Real Estate Assessment

**Dominion Academy's
10-acre Campus (Dec. 2018)**



REZ2019-00003

