



Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

REZ2022-00030

Zoning

Adult Day Care Center
Fairfield District

400 Feet

PS August 2022 Ref: 801-735-7255



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vitoulkas
County Manager

November 16, 2022

Greater Refuge Church Ministries
2210 Carter St.
Richmond, VA 2322

Re: Rezoning Case REZ2022-00030

Dear Pastor Peters:

The Board of Supervisors at its meeting on November 9, 2022, approved your request to rezone from R-4 One-Family Residence District to R-5C General Residence District (Conditional) part of Parcel 801-735-7255 containing 1 acre located at the northwest intersection of Thompson and Carter Streets, described as follows:

Beginning at a rod at the intersection of the northern line of Carter Street with the eastern line of Hargrove Avenue; thence S 62°13'07" E a distance of 228.18 feet to the Point of Beginning; thence, N 27°47'53" E a distance of 264.57 to a point; thence, S 62°13'07" E a distance of 164.64 to a point; thence, S 27°46'53" W a distance of 264.57 to a point; thence, N 62°13'07" E a distance of 164.64 to the Point of Beginning containing 1.000 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated October 4, 2022, 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 day care only.
2. The property shall operate during daytime between the hours of 6 a.m. to 6 p.m.
3. HVAC equipment shall be screened from public view.
4. Signage shall be ground mounted, and no larger than 5 ft in height.
5. Any future expansion will be consistent with the existing structure in design and material.

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6. 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 the other proffers or the unaffected part of any such proffer.

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 that reads "John A. Vithoukias". The signature is written in a cursive style with a large initial "J" and a stylized "V".

John A. Vithoukias
County Manager

pc: Pastor Samuel R. Peters, Sr.
Henrico County Schools
Director, Real Estate Assessment