

M-2 to R-4C
8.86 Ac.

REZ-2026-100676

Zoning

Private School

Fairfield District

400 Feet



PS March 2026

Ref. 799-733-1982



COUNTY OF HENRICO

September 15, 2026

John A. Vithoulkas
County Manager

Imago Dei School
c/o Sara Kennedy, Executive Director
4103 Monument Ave
Richmond, VA 23221

Re: Rezoning Case REZ-2026-100676

Dear Ms. Kennedy:

The Board of Supervisors at its meeting on September 8, 2026, approved your request to conditionally rezone from M-2 General Industrial District to R-4C One-Family Residence District (Conditional) on part of Parcel 799-733-1982 containing 8.86 acres located at the southeast intersection of Dill Road and Vawter Avenue, described as follows:

Legal description for a portion of 799-733-1982, 8.86 acres±:

Commencing at the intersection of the western line of Barrington Road and the northern line of Dillyn Place. Thence along the northern line of Dillyn Place for a distance of 206.35' to a point. Being the place and point of beginning (p.o.b.). Thence along the northern line of Dillyn Place S 61°39'14" W, for a distance of 245.49' to a point. Thence leaving the northern line of Dillyn Place N 11°00'35" W, for a distance of 158.19' to a point. Thence S 61°39'14" W, for a distance of 456.29' to a point on the eastern line of Chesapeake & Ohio Railroad Co. right of way. Thence along the eastern line of Chesapeake & Ohio Railroad Co. right of way N 9°05'00" W, for a distance of 10.77' to a point. Thence along a curve to the left with a radius of 1241.57' and an arc length of 431.95', subtended by a chord of N 19°03'00" W for a distance of 429.77' to a point. Thence N 29°01'00" W, for a distance of 128.59' to a point on the southern line of Dill Road. Thence along the southern line of Dill Road N 56°17'33" E, for a distance of 236.26' to a point. Thence along a curve to the right with a radius of 676.20' and an arc length of 387.89', subtended by a chord of N 72°43'32" E for a distance of 382.59' to a point. Thence leaving the southern line of Dill Road S 25°58'02" E, for a distance of 663.06' to a point. Being the place and point of beginning (p.o.b.). Said parcel a portion of 799-733-1982 contains 8.86± acres.

The Board of Supervisors accepted the following conditions, dated September 4, 2026, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Permitted Uses.** All uses permitted in the R-4 district shall be permitted except for the following:
 - a. Single-family dwellings

- b. Group home
 - c. Children's residential facility
 - d. Government offices
 - e. Police, fire, or EMS facility
 - f. Public park
 - g. Parks and open areas not specified elsewhere
 - h. Utility, major
 - i. Golf course
 - j. Bed and breakfast inn
2. The temporary prefabricated building (the "Temporary Building") shall be located on the Property in either the area identified on the Conceptual Site Plan as "option-1" or as "option-2" attached hereto (see case file) and made part of these proffers. Landscaping shall be installed around the foundation of the Temporary Building as approved by the Planning Director during the Temporary Use Permit process.
3. The existing stormwater pond located on the Property shall be secured with a safety fence. Prior to the issuance of the certificate of occupancy for the Temporary Building the safety fence shall be in place. If the County determines that the existing fence is sufficient to provide security, it may remain on the Property. If not, any new fence shall meet the design criteria for safety fences as provided in the Virginia Stormwater Management Handbook.
4. As part of a plan of development (the "POD") for construction of any permanent structure on the Property, the Owner/Applicant will, where practical, implement post-development measures to protect the natural resources of the Property including but not limited to:
- a. Planting native, non-invasive landscaping on the Property along buffer and common areas
 - b. Incorporate native plants for landscaping around building entrances, in student gardens, and in parking islands
 - c. Use vegetation to shade HVAC units
 - d. Use bioretention areas, rain gardens, bioswales, permeable pavement, or other infiltration practices
 - e. Install high-branching canopy trees around play areas to reduce heat and support wildlife biodiversity while providing sight lines to play areas
 - f. Preserve existing mature trees on the Property during development, to the extent practical

5. Prior to filing the final POD, the Owner/Applicant shall apply to rezone such portions of the Property situated within the 100-year floodplain/special flood hazard area to a C-1 Conservation District. The location and limits of such portions of the Property shall be established by definitive surveys approved by the Department of Public Works.

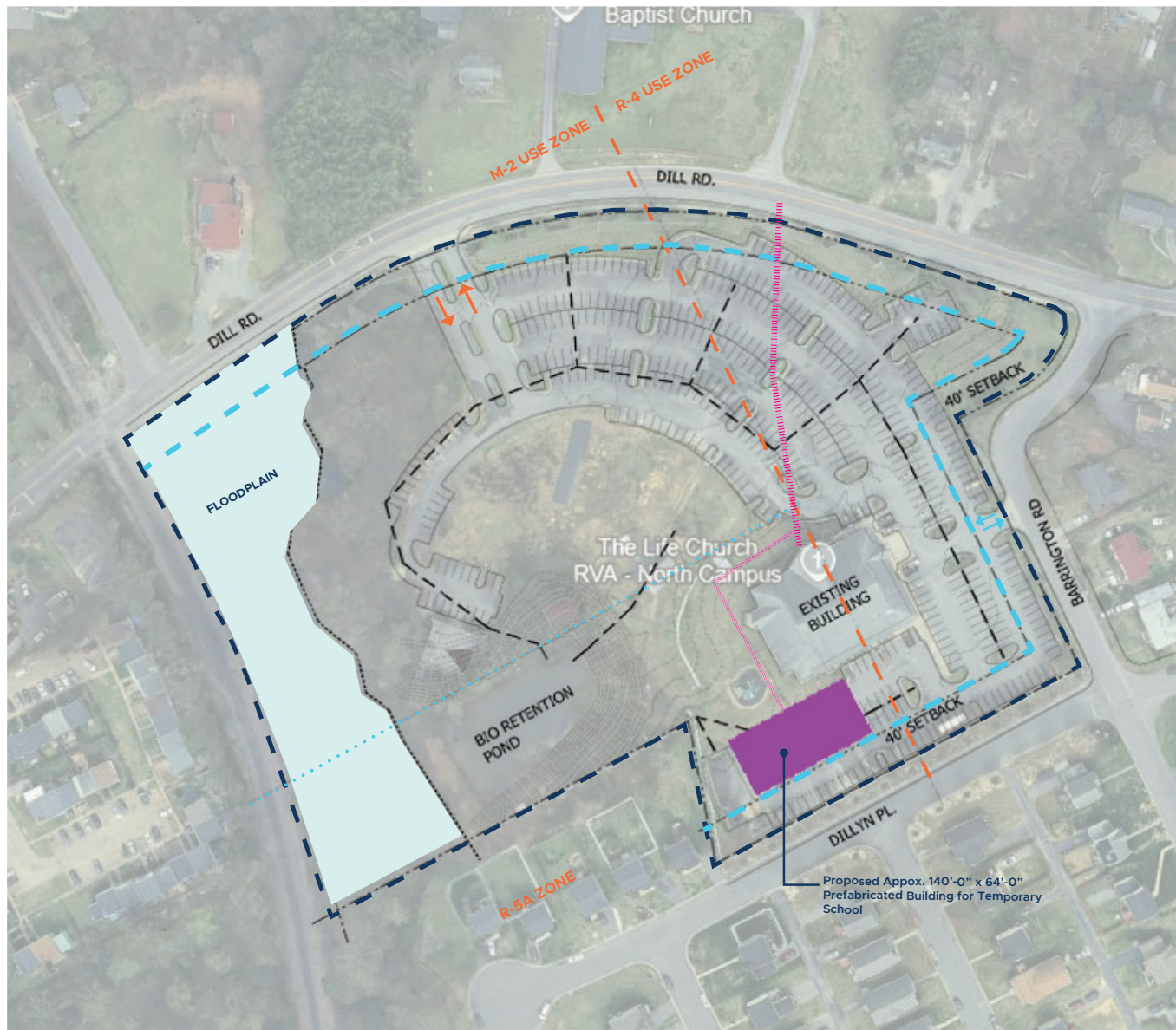
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Vithoukas", with a small "for" written below it.

John A. Vithoukas
County Manager

pc: Life Center Church Inc.
c/o Steven E. Pitts, Director
Adena M. Patterson
Director, Real Estate Assessment

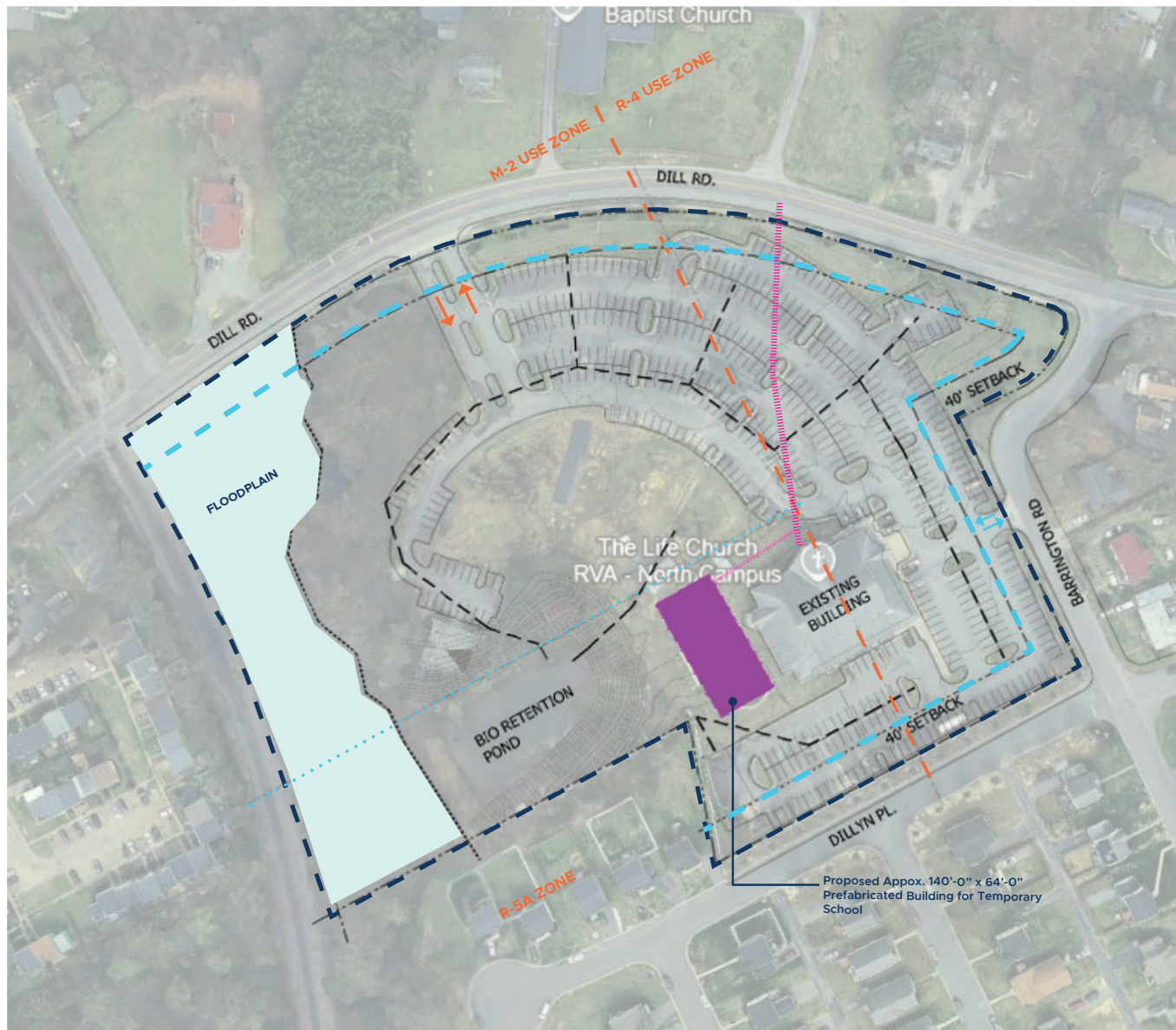


LEGEND

- Property Line
- Building Setback
- Zoning Division
- 150' Setback from R-5
- Floodplain
- Primary Site Entry
- Secondary Site Entry
- Existing Sanitary Line
- New Sanitary Line From Temporary School

conceptual site plan dill road (option-1)

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conceptual site plan dill road (option-2)

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