





COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

John A. Vithoulkas  
County Manager

April 15, 2025

Henrico Economic Development Authority  
4300 E Parham Rd  
Henrico, VA 23228

Re: Rezoning Case REZ-2025-100073

Dear Mr. Romanello:

The Board of Supervisors at its meeting on April 8, 2025, approved your request to conditionally rezone from A-1 Agricultural District to O-3C Office District (Conditional) Parcel 806-723-4768 containing 15.295 acres located on the north line of Nine Mile Road (State Route 33) approximately 490' west of its intersection with Dabbs House Road, described as follows:

**GPIN: 806-723-4768 Legal Description:**

Beginning at a point on the north line of Nine Mile Road (State Route 33), said point being identified as "old stone" and more particularly described as follows: thence N 7°38' E 1186.21'; thence S 82°22' E 660.00'; thence S 7°38' W 500.00'; thence N 82°22' W 220.00'; thence S 7°38' W 835.00'; thence N 63°41' W 464.48' to the point of beginning containing 15.259 acres of land.

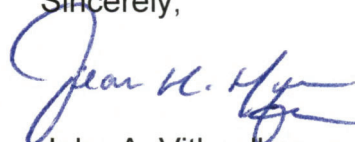
The Board of Supervisors accepted the following conditions, dated February 26, 2025, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Access.** Access for any new development on the property must be limited to Nine Mile Road. Access to the Property will be closed at Bray Avenue to both vehicular and pedestrian movement using an opaque fence.
2. **Permitted Uses.** Only the following uses will be permitted on the property:
  - a. Government services, including police, fire, and emergency medical services
  - b. Medical uses, including inpatient care facilities
  - c. Community garden
  - d. Parks and or open space, whether public or private
3. **Fencing.** An opaque fence a minimum of six (6') feet in height must be placed along the western boundary of the Property, with the specific location and material of the fence determined at the time of Plan of Development review.

4. **Hours of Construction.** Exterior construction activities, including land disturbance with bulldozers and other earthmoving equipment, shall be limited to 7:00 a.m. and 7:00 p.m., Monday to Friday. Saturday hours shall be limited to 9:00 a.m. to 5:00 p.m. and no construction hours on Sunday. Exceptions to these restrictions are permitted in the case of emergencies or unusual circumstances such as concrete pours or utility connections. Signs, in both English and Spanish, stating the above referenced restrictions shall be posted and maintained at all entrances to the Property prior to the start of land disturbance activities.
5. **Concept Plan.** The Property will be developed in general conformance with the concept plan (the "Concept Plan") referenced as "Conceptual Site Layout for Pyramid Healthcare Facility Nine Mile Road", prepared by Legacy Engineering, dated February 10, 2025, and attached hereto as Exhibit A (see case file), which is conceptual in nature and may vary in design, layout, and other details shown therein. The specific design, general layout, and other details may vary from the Concept Plan as required for final plan approval, engineering reasons, design or compliance with governmental regulations, or as approved during any Plan of Development review.
6. **Elevations.** Any building constructed on the Property must have elevations consistent with the elevations referenced as "Pyramid Healthcare Facility 9 Mile Road Concept Perspective", prepared by Spaces Design Studio, and attached hereto as Exhibit B (see case file), unless otherwise approved at the time of Plan of Development review.

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

Sincerely,



John A. Vithoukas  
County Manager

pc: Deputy County Manager for Administration  
Deputy County Manager for Public Safety  
Director, Real Estate Assessment



REZ-2025-100073



PYRAMID HEALTHCARE FACILITY 9 MILE ROAD CONCEPT PERSPECTIVE



PYRAMID HEALTHCARE FACILITY 9 MILE ROAD CONCEPT PERSPECTIVE

