



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

October 20, 2026

John A. Vithoulkas
County Manager

Ace Investments, LLC
5639 S. Laburnum Avenue
Henrico, Virginia 23231

Re: Rezoning Case REZ-2026-100434

Dear Sir/Madam:

The Board of Supervisors at its meeting on October 13, 2026, approved your request to conditionally rezone from A-1 Agricultural District and M-2C General Industrial District (Conditional) to M-2C General Industrial District (Conditional) Parcels 822-699-9433 and 824-701-3334 containing 73.665 acres located at the north line of Pocahontas Parkway approximately 410' east of Monahan Road, described as follows:

GPIN 822-699-9433:

Beginning at a point on the north line of State Route 895, 404.52' east of Monahan Road; thence, leaving the north line of State Route 895, along the centerline of a creek 150'± and having a tie line of N 23°47'59" E a distance of 145.92', to a point on the south line of a Service Road; thence, along the south line of the Service Road, along a curve having a radius of 137.79' and a length of 91'±, to a rod found; thence S 68°35'18" E a distance of 26.12', to a rod found; thence S 21°24'42" W a distance of 42.65', to a rod found; thence S 68°35'18" E a distance of 154.20', to a rod found; thence N 21°24'42" E a distance of 164.04', to a point; thence N 68°35'18" W a distance of 154.20', to a rod found; thence S 21°24'42" W a distance of 42.65', to a rod found on the north line of the Service Road; thence, along the north line of the Service Road, S 68°35'18" E a distance of 26.12', to a rod found; thence, along the north line of the Service Road, along a curve having a radius of 59.05' and a length of 46.5'±, to a point in the centerline of a creek; thence, along the centerline of a creek 822'± and having a tie line of N 44°27'23" E a distance of 747.68', to a rod found; thence S 78°24'52" E a distance of 104.58', to a rod; thence S 76°34'26" E a distance of 266.85', to a rod found; thence S 78°34'06" E a distance of 212.53', to a rod found; thence S 72°08'36" E a distance of 437.35', to a pipe found; thence S 75°02'06" E a distance of 288.33', to a pipe found; thence S 74°25'56" E a distance of 328.97', to an iron found; thence S 78°56'38" E a distance of 209.44', to a stump hole; thence S 83°04'05" E a distance of 429.19', to a stump hole; thence S 09°17'18" E a distance of 253.84', to a point; thence S 00°11'06" W a distance of 465.29', to a point in the centerline of a creek; thence, along the centerline of the creek 331'± and having a tie line of S 23°03'42" E a distance of 302.62', to a point on the north line of State Route 895; thence, along the north line of State Route 895, along a curve having a radius of 26115.43' and a length of 1172.81', to a rod found; thence N 75°04'34" W a distance of 1726.61', to a point; thence N 14°55'26" E a distance of 16.40', to a rod found; thence N 75°04'34" W a distance of 222.16', to the point of beginning; containing 53.47± acres.

GPIN 824-701-3334:

Beginning at a rod located 5 feet from the corner of the property on the eastern boundary of Charles City Road and 1.0 miles to Monahan Road. Thence leaving the northern boundary of the property on Charles City Road in a southerly direction S 50° 22' 48" E 287.76 feet to a rod set online 5 feet from the corner; Thence leaving the northeast corner of the property on Charles City Road in a southerly direction S 21° 24' 12" W 798.60 feet to a rod; Thence leaving the rod in a southerly direction S 13° 16' 06" W 2311.68 feet to an old iron in the southeasterly corner of the property; Thence leaving the old iron in a westerly direction N 74° 25' 25" W 328.97 feet to an old pipe in the southwesterly corner of the property; Thence leaving the old pipe in a northerly direction N 15° 24' 33" E 2303.62 feet to an old rod; Thence leaving the old rod in a northerly direction N 19° 22' 16" E 919.93 feet to the rod set 5 feet from the corner and the point of beginning and containing approximately 20.195 acres.

The Board of Supervisors accepted the following conditions, dated September 13, 2026, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conceptual Plan.** The Property will be developed in general conformance with the plan attached hereto as Exhibit A entitled "CONCEPTUAL PLAN 6791 MCNAHAN ROAD VARINA DISTRICT HENRICO, COUNTY VIRGINIA" prepared by Ace Investments, LLC, and dated March 6th, 2026, revised September 3rd, 2026 (the "Conceptual Plan") (see case file), which is conceptual in nature and may vary in design, layout, final density and other details shown therein. The specific design, general layout, and other details may vary from the Conceptual Plan as required for final plan approval, engineering reasons, design or compliance with governmental regulations, or as otherwise approved during any Plan of Development review.
2. **Permitted Uses.** The only uses permitted on the Property shall be all Office uses (listed in the Office use category of the County Zoning Ordinance at the time rezoning is approved), contractor services, general industrial service and repair, research and development facility, warehouse (storage), and outdoor storage, and such accessory uses as are customarily and incidental thereto.
3. **Signage.** Any detached signage may not exceed sixteen (16) square feet in area and eleven (11) feet in height. No such detached signage shall be internally lit. No digital changeable message signs shall be permitted. Temporary detached signage, such as but not limited to construction and leasing signs, will be permitted in accordance with the all applicable regulations in the Zoning Ordinance.
4. **Existing Building.** The applicant shall apply for all necessary permits for the existing building from Building Inspections within 30 days of the Board of Supervisors' approval of this request and shall diligently pursue approvals of all such permits.
5. **Maximum Density.** No more than eighty thousand (80,000) square feet of new building space in the aggregate shall be developed on the Property.

6. **Plan of Development.** A plan of development as required by Section 24-2314 of the Henrico County Code shall be submitted prior to any construction on the Property.
7. **Setback.** Within any setback area on the Property, landscaping, sidewalks, drainage facilities, utility lines (including fiber and telecommunication lines and related facilities) and connections, driveways, access way, signs, flags, and lighting, security fencing, parking areas, access drives, retaining walls and similar structures will be permitted.
 - a. **West Pocahontas Setback.** Any building on the Property must be set back at least one hundred (100) feet from the right-of-way line of West Pocahontas Parkway (Route 895) as more particularly shown on the Conceptual Plan.
 - b. **Charles City Road Setback.** Any building on the Property must be set back at least one hundred (100) feet from the right-of-way line of the Charles City Road as more particularly shown on the Conceptual Plan.
8. **Exterior Elevations.** All buildings on the Property must be constructed substantially similar to the style and design and generally in conformance with the elevations attached hereto as Exhibit B and dated August 26th, 2026 (see case file), unless otherwise approved at the time of Plan of Development review. The determination of compatibility will be based on scale, materials, form, architectural features, and/or colors. All bay doors, as shown on Exhibit B (see case file), must face away from Monahan Road.
9. **Building Materials.** All buildings on the Property must be constructed with one or more of the following siding materials: decorative concrete block (including, without limitation, split face block, smooth face block, fluted block, and ground face block), tilt-up or pre-cast concrete, brick, brick veneer, glass, metal (other than corrugated metal), stone, cast stone, stone veneer, stucco, synthetic stucco, glass block, cementitious siding, insulated panels, concrete tile, or ceramic tile, unless other material is approved at time of Plan of Development review. In no case will unpainted concrete block, unfinished corrugated metal, or unfinished sheet metal be permitted. Users will be permitted to include prototypical or corporate identification architectural elements in the design of their building or space.
10. **Building Height.** No building on the Property will exceed thirty (30) feet in height.
11. **Road Improvements.** The following entrance and roadway improvements must be constructed as required at the time of any Plan of Development review for the Property:
 - a. **Emergency Access.** An emergency access connection from the Property to Monahan Road, as it adjoins the Property, as an alternative to a full access, must be constructed as shown on the Conceptual Plan (the "Emergency Access") (see case file), if access to Monahan Road is required by the County at the time of Plan of Development review. The Emergency Access must be paved with asphalt

or other material approved by the Director of Planning at a minimum width of twenty (20) feet, and have gates with locks on each end constructed in a location as approved by the Department of Fire, with signage declaring it to be emergency use only, or as otherwise required by the County Division of Fire. No vehicular traffic will be permitted to use the Emergency Access other than public emergency vehicles.

- b. **Primary Access Road.** A connection from GPIN 822-699-9433, through the Property, to Charles City Road must be constructed as shown on the Conceptual Plan as "24' Paved Primary Access Road" (the "Primary Access Road") (see case file). The Primary Access Road must be paved, in its entirety, with asphalt or other material approved by the Director of Planning at a minimum width of twenty-four (24) feet.
12. **Future Access.** The adjoining properties with current GPINS of 824-701-7617, 824-702-3731, and 824-701-0833 (the "Adjoining Properties") shall be granted a right of vehicular access over and across the Primary Access Road (the "Future Access"). This Future Access shall be granted to the Adjoining Properties subject to a change in use of the Adjoining Properties and an agreement with the fee owner of the Adjoining Properties as to cross access and maintenance obligations of the Primary Access Road.
13. **Buffer and Landscaping Requirements.** Areas of the Property adjacent to A-1 zoned parcels must have a buffer at least fifty (50) feet wide. Any buffer within the Property required herein must be natural and landscaped, and may include supplemental plantings, berms, and/or fencing and other purposes as approved at the time of landscape plan review. Roads, sidewalks, utility easements (including drainage), common owned fencing/walls adjacent to any roads or drives, existing buildings, and signage at any entrance into the Property will be permitted within such buffer; provided, any such road or utility easements must be extended generally perpendicular through such buffer unless otherwise approved at the time of Plan of Development approval. All buffers must be maintained by the owner of the Property. Existing vegetation and underbrush may, and fallen, diseased or dead plant growth must, be removed from any buffer area, and if so removed, additional plantings must be added. Should it be necessary to locate Storm Water Management (SWM), Best Management Practices (BMP) facilities, or drainage, utility or other easements into this buffer, additional landscaping will be added as required at time of Plan of Development to compensate for any removed vegetation.
 - a. **Western Boundary Buffer.** A buffer a minimum of one hundred (100) feet in width planted at a minimum to the level of a transitional buffer 50, must be planted along the western boundary line of the Property, exclusive of the Emergency Access.

14. **Utilities.**

- a. **Septic.** The Applicant shall submit a septic feasibility analysis to verify that the Property is suitable for an alternative septic system to the Department of Public Utilities for review and approval. The analysis shall be submitted prior to or in conjunction with Plan of Development review.
- b. **Phasing.** No more than sixteen thousand (16,000) square feet of usable building space, identified on the Conceptual Plan as "16,000 SF Office/Shop" (see case file) will be constructed on the Property until such time as an extension and connection to public water and public sanitary sewer are provided to the Property by the owner(s) and/or tenant(s).
- c. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines, all new utility lines, such as electric, telephone, internet or other similar lines, must be installed underground.

15. **Hours of Operation.** Any use that is not conducted within a building must be limited to hours of operation from 5 am to 8 pm. Any use that is conducted within a building must be limited to hours of operation from 5 am to 10 pm.

16. **Screening.**

- a. **Trash Receptacles and Dumpsters.** All dumpsters and trash receptacles must be screened from public view at ground level at the property lines.

17. **Repair and Maintenance.** All repair and maintenance of vehicles must occur indoors. No inoperable vehicles will be stored or parked outside unless all liquid is removed from the vehicle, or the lot is paved.

18. **Lighting.** Lighting fixtures within one hundred (100) feet of any agriculturally zoned property must be limited in height to twenty (20) feet in height as measured from the grade of base of the lighting standard.

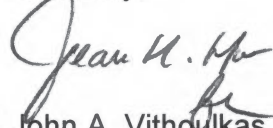
19. **C-1 Conservation District.** Prior to filing a final Plan of Development, on the Property, the Owner/Applicant must apply to rezone such portions of the Property situated within the 100-year floodplain/special flood hazard area to a C-1 Conservation District. The location and limits of such portions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

20. **BMPs/Retention Ponds.** Any retention pond or BMP facilities on the Property must be maintained in accordance with all applicable laws, rules, and regulations and any wet pond must be aerated. At least one BMP facility on the Property must be a wet pond designed to meet National Fire Protection Association Standard 1142, for providing a rural firefighting water supply.

21. **Minor Collector Road Dedication.** Upon written request by the County, a right-of-way width of no more than sixty-six (66) feet must be dedicated to the County for public right-of-way for the future construction of the Minor Collector road identified on the County's Major Thoroughfare Plan and shown on the Conceptual Plan as Proposed Concept Road 167 (the "Dedicated Land") (see case file). If for any cause or reason Proposed Concept Road 167 is not approved for construction within twenty (20) years from the date of such dedication to the County, then the Dedicated Land will without any further act or deed of any kind automatically revert to the then owner or owners of the Property. If requested to do so, the County must confirm such reconveyance or reversion by deed or other appropriate recordable instrument.
22. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, will 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,



John A. Vithoulkas
County Manager

pc: Kitsa Panos and Gregory Panos
Guy Xytakis
George Xyderis and Maria Xyderis
Katherine Lafayette
Director, Real Estate Assessment



SCALE: 1" = 200'

EXHIBIT A

REZ-2026-100434

ACE INVESTMENTS, LLC
5639 S. LABURNUM AVE.
HENRICO, VIRGINIA 23231
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a.aceinvestments@aceinvestments.com



CONCEPTUAL PLAN
6791 MONAHAN ROAD
VARINA DISTRICT
HENRICO COUNTY, VIRGINIA

DATE	REVISION	COMMENTS
6/12/26	1	COUNTY COMMENTS
7/30/26	2	COUNTY COMMENTS
8/25/26	3	COUNTY COMMENTS
9/27/26	4	COUNTY COMMENTS
DATE:	3/8/26	
SCALE:	1" = 100'	
DESIGN BY:	AW	
DRAWN BY:	AW	
CHECK BY:	AW	
MONAHAN		
SHEET	1	OF 1

EXHIBIT B

AUGUST 26, 2026



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