

March 11, 2026

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VIA U.S. MAIL
To Interested and Adjacent Neighbors

RE: Bacova Development Company, LLC – 4790 Pouncey Tract Road
Rezoning Case: REZ-2025- 103169

Dear Neighbor:

My firm is assisting Bacova Development Company, LLC with its rezoning application for a proposed residential development located on approximately 9.9 acres along Pouncey Tract Road, across from Pouncey Tract Park, and adjacent to the Bacova Village neighborhood, as more specifically shown on the reverse side of this letter.

The property is currently zoned A-1 (Agricultural) and is identified in the County's Comprehensive Plan as Suburban Mixed-Use (SMX), as is Bacova Village. We are proposing R-6C (General Residential District - Conditional) for a residential development of for sale single-family townhomes, in similar character and density of surrounding neighborhoods.

We are hosting a community meeting in order to provide additional information and create a forum for the community to learn more about the project. The community meeting will be held at the Bacova Clubhouse, 12200 Liesfeld Farm Drive, on Wednesday, March 25th, 2026 at 6:30 pm.

We have posted the proposed plan and various elements of the development at <https://www.rvazoning.com/>. Please let me know if you have any questions. Otherwise, I look forward to seeing you on March 25th.

Sincerely,



Katherine P. Lafayette

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