

October 20, 2023

Andrew M. Condlin
Richmond Office
(804) 977-3373 (direct)
acondlin@rothjackson.com

VIA US MAIL & EMAIL

Interested and Adjacent Neighbors

Re: General Land Company, LLC – Mountain & Woodman Roads

Dear Ladies and Gentlemen:

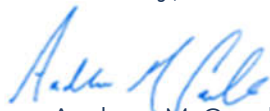
I am following up on the May 3, 2023, meeting regarding the rezoning request for the property located on the south-west intersection of Mountain Road and Woodman Road. The property contains approximately 8.57 acres, as shown on the attached map, and is currently zoned A-1 (Agricultural).

At our last meeting we presented a proposal for a storage facility and a 24-hour convenience store with fuel pumps. We heard the concerns expressed and have revised our request to permit a single building self-storage use and small restaurants and retail shops. The shops would be limited to B-1 uses and eating establishments (such as coffee shops, pastry shops, micro-brewery and the like), with drive-through allowed, but no out-parcels. These users would have limited hours and types of businesses as the B-1 District is intended for low-intensity retail and personal service compatible with and serving nearby neighborhoods.

We have scheduled a community meeting for November 2, 2023, at 6:30 p.m. at the Cultural Arts Center at Glen Allen at 2880 Mountain Road, just down the street from this site. We will provide more detailed information on the proposed development of the site and to answer questions you may have at that meeting. In the meantime, after October 23, 2023, we will post our new concept plan and elevations at www.rvazoning.com, click on "FIND YOUR CASE" and then click on Mountain Road.

Should you have any questions or concerns, my contact information is (804) 977-3373 or acondlin@rothjackson.com.

Sincerely,



Andrew M. Condlin

Enclosure

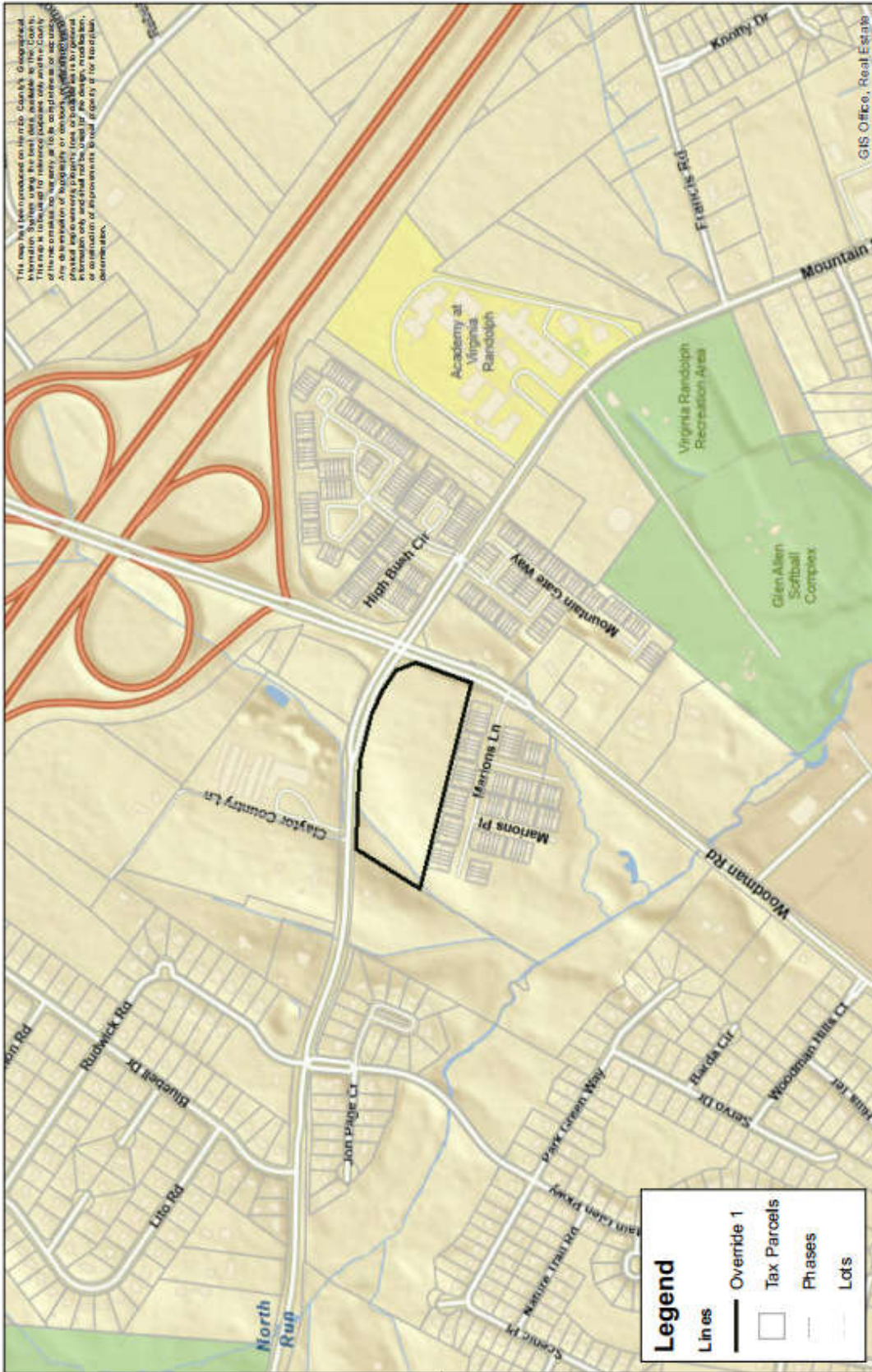
{01574854;v1}

RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525



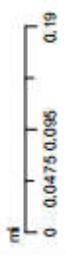
This map has been prepared on behalf of Henrico County, Virginia. Information contained herein is for informational purposes only and is not intended to be used for any other purpose. The map is intended to provide a general overview of the County and is not intended to be used for any other purpose. The map is intended to provide a general overview of the County and is not intended to be used for any other purpose. The map is intended to provide a general overview of the County and is not intended to be used for any other purpose.



Woodman Road

Date: 4/18/2023

Author: Internet User



RICHMOND
1519 Summit Avenue, Suite 102, Richmond, VA 23230
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER
8200 Greensboro Drive, Suite 820, McLean, VA 22102
P: 703-485-3535 F: 703-485-3525