

Andrew M. Condlin

Richmond Office

(804) 977-3373 (direct)

acondlin@rothjackson.com

April 28, 2021

VIA U. S. MAIL

Interested and Adjacent Neighbors

Re: Middleburg Real Estate Partners, LLC

Case Number: 21SN0573

Dear Ladies and Gentleman:

My firm is working with Middleburg Real Estate Partners, LLC in reference to a proposed development at 12600 Genito Road, containing approximately 96 acres and as shown on the attached map. This property is designated on the County's Land Use Plan as General Business, Corporate Office/Research & Light Industrial. We are proposing a mixed use development that would include small shops and restaurants along Genito Road (about 35,000 square feet on approximately 8 acres), as well as 227 detached homes and 24 one bedroom duplex homes in a planned, rental community, and 76 for sale townhomes. This will be a master planned community with substantial amenities and open space provided. We are seeking to rezone the property from C-5 to C-2 with a Conditional Use Permit to allow for the residential portion of the development. We believe the proposed mixed use development will provide a better transition between the existing business and industrial uses in Oaklake Business Park to the west and the single family homes to the east rather than just further extending the business and industrial uses toward the residential homes.

To provide you with additional information and answer any questions, we have arranged for a Zoom webinar to have an all virtual community meeting scheduled for 6:00 p.m. on May 10th, 2021.

If you wish to participate in the meeting, please go to our website at <https://www.rvazoning.com>. Go to "Find your Case" and click on Middleburg Real Estate Partners, LLC. Once in that section, you will see the link below. **YOU MUST REGISTER IN ADVANCE. Once you register, you will receive an email with a link to the Zoom meeting.** If you do not wish to

{01228116: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

April 28, 2021

Page 2

participate, no further action is needed. If no one signs up within 48 hours of the event, the meeting will be cancelled.

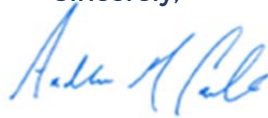
Also on our site, you will have the opportunity to leave any comments that will simultaneously be forwarded to our office as well and the Chesterfield County Planning Department.

Should you wish to participate, and not go to our website, the Zoom registration link is as follows: ZOOM REGISTRATION LINK - also found on our website:

https://us02web.zoom.us/webinar/register/WN_sByhxO-cQrK9NGh4lyHpxg

In the meantime if you have any questions or concerns, please feel free to reach out to me at acondlin@rothjackson.com or (804) 977-3373.

Sincerely,



Andrew M. Condlin

Enclosures

{01228116:v1}



RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

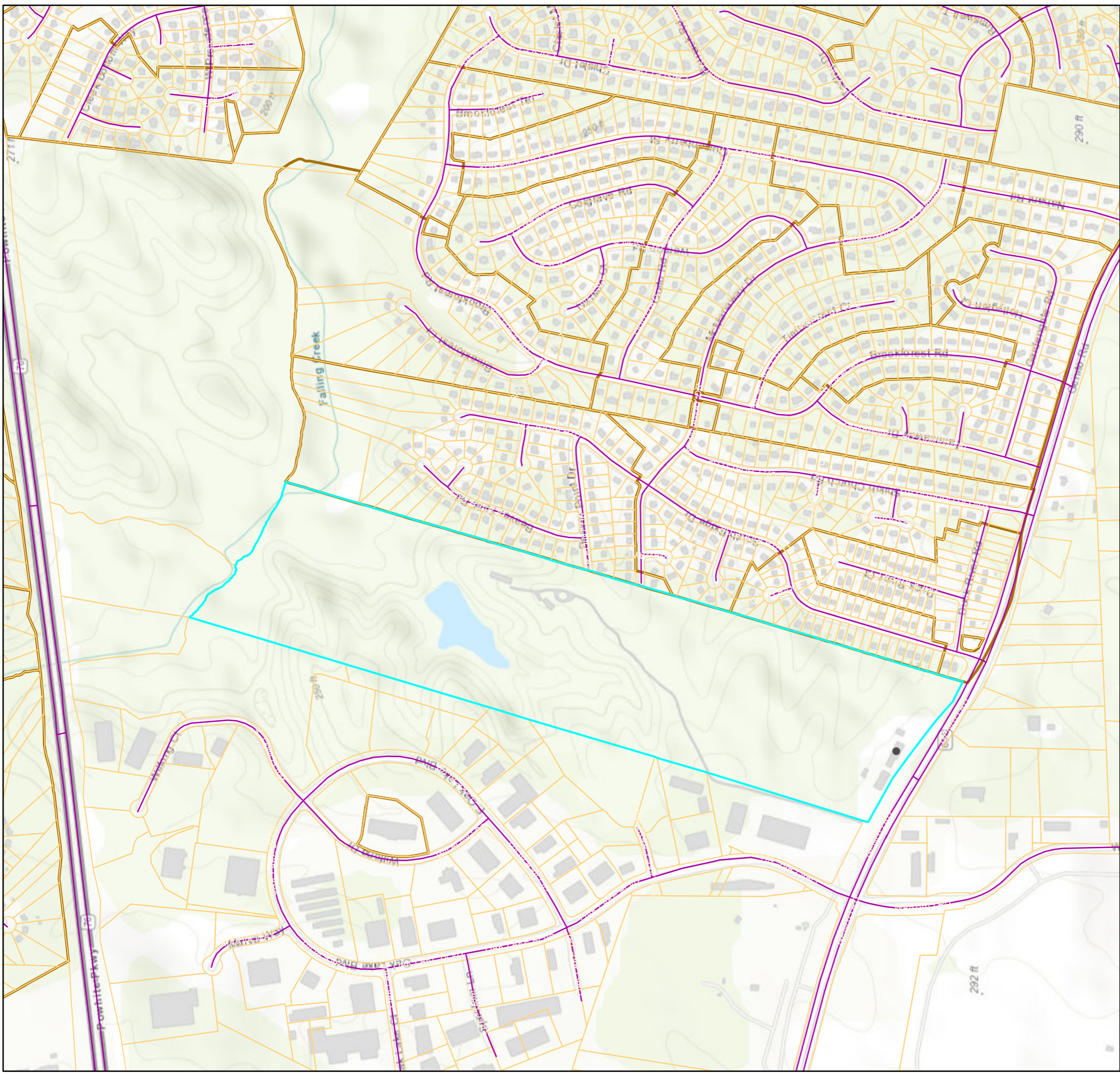
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

12600 Genito Road - Close up



4/27/2021, 10:24:41 AM

Parcels

Subdivisions

Municipal Boundary

1:9,028

