

August 17, 2021

Andrew M. Condlin

VIA U. S. MAIL

Richmond Office

Interested and Adjacent Neighbors

(804) 977-3373 (direct)

acondlin@rothjackson.com

Re: Middleburg Real Estate Partners, LLC - Watkins Centre
Case Number: 21SN0618

Dear Ladies and Gentleman:

My firm is working with Middleburg Real Estate Partners, LLC in reference to a proposed development on an approximately 29 acre portion of the property located at 631 Watkins Centre Parkway, as shown on the attached map. We are proposing to amend the existing zoning conditions to permit R-MF zoning for a planned residential development with a maximum of 281 detached and attached residential units with ample community amenities. The proposed development will provide quality housing opportunities as well as support for the surrounding businesses.

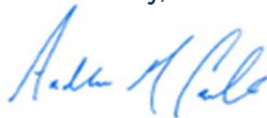
To provide you with additional information and answer any questions, we have scheduled an all-virtual community meeting to be held as a Zoom meeting on August 31, 2021 at 6:30 p.m. If you wish to participate in the meeting, please go to our zoning website at <https://www.rvazoning.com> to register. **YOU MUST REGISTER IN ADVANCE TO ATTEND THE VIRTUAL MEETING.** Once you register, you will receive an email with a link to the Zoom meeting. https://us02web.zoom.us/webinar/register/WN_fkr1aqwKSUWL9-xDGqBMnQ

Once on the RVAzoning.com website, go to "Find your Case" and click on "Middleburg Real Estate Partners, LLC - Watkins Centre". Once in that section, you will see the link for the August 31st meeting. You will also see additional information about our zoning request, and have the opportunity to leave comments that will simultaneously be forwarded to our office and the Chesterfield County Planning Department.

If you do not wish to participate, no further action is needed. If no one is registered 48 hours prior to the meeting, the meeting will be cancelled.

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

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RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

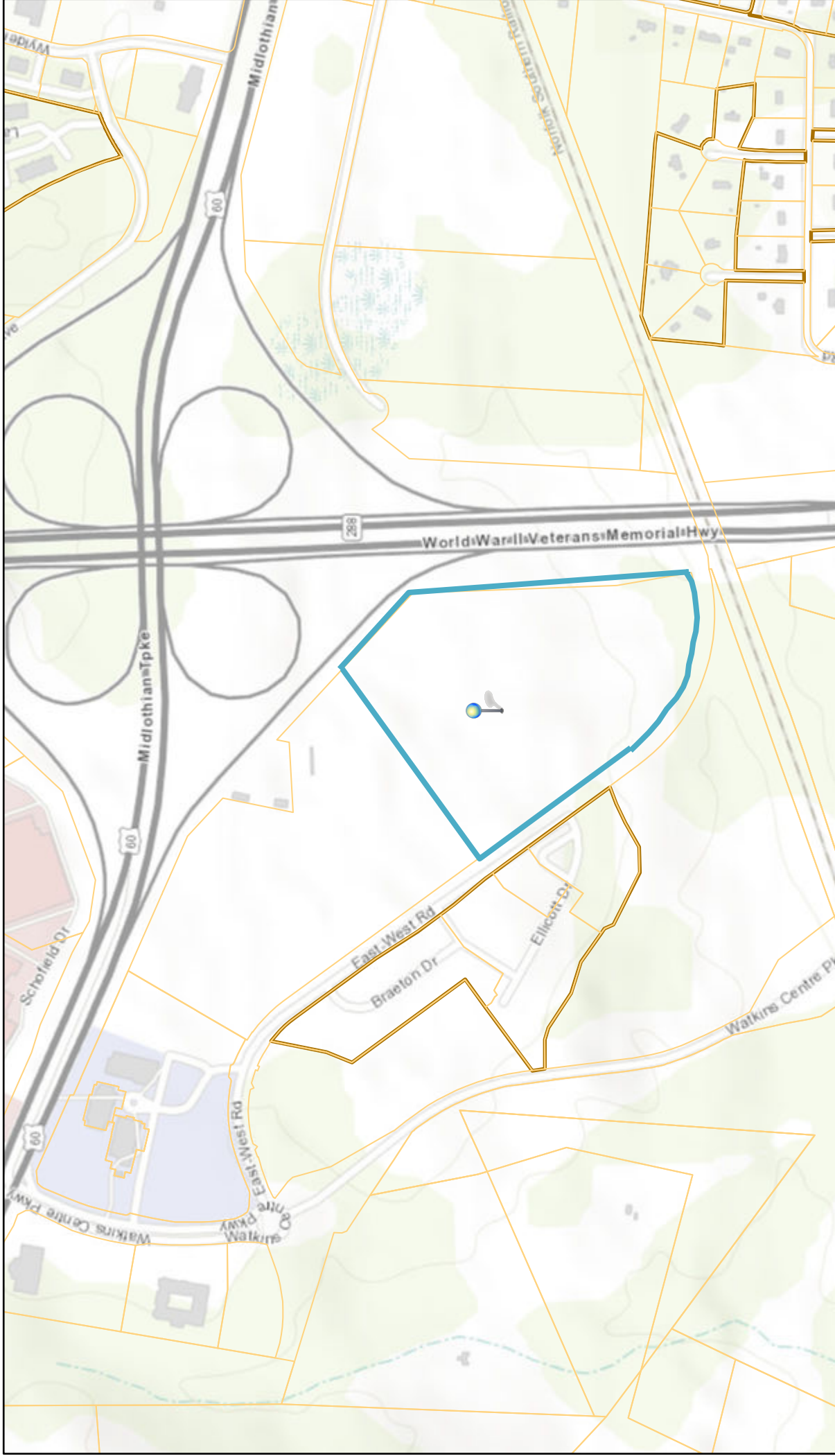
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

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

Middleburg Community-Watkins Centre



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VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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