

Textual Statement

Reedy Creek Land Company, LLC
Case Number 23SN0024
May 2, 2023

Re: Request for Conditional Use Planned Development for additional uses permitted by right, including outside storage, as more particularly set forth herein, on property located in Chesterfield County, Virginia ("County") known as 700 Southlake Boulevard, County Tax Identification Number 744707765700000 (the "Property").

1. General Requirements. Development on the Property shall be in general conformance with the Existing Conditions Plan attached hereto as Exhibit A. The exact number, location and style of buildings, drive areas, parking areas, and other improvements shown on the Existing Conditions Plan attached hereto as Exhibit A are subject to change as required for final engineering design, compliance with governmental regulations or as otherwise approved at the time of plans review.

2. Conditional Use Planned Development. Development of the Property shall comply with the Light Industrial (I-1) County Zoning Ordinance requirements except as follows:
 - a. Permitted Uses. In addition to uses permitted by right, with restrictions, or as an accessory use in the Light Industrial (I-1) District, the following C-5 uses shall also be permitted on the Property:
 - i. building materials sales yard, excluding concrete mixing;
 - ii. contractor's office and display room;
 - iii. contractor's office, shop, and storage yard;
 - iv. electrical supply sales, service and display room;
 - v. heating supply sales, service and display room;
 - vi. home entertainment sales and service;
 - vii. paint store;
 - viii. recreational establishment, commercial-indoor; and
 - ix. storage, outside.

 - b. Outside Storage. Outside storage shall be permitted on the Property within the area shown as "Outside Storage Area" on the Existing Conditions Plan attached hereto as Exhibit A.

 - c. Screening. The area shown as "Outside Storage Area" on the Existing Conditions Plan attached hereto as Exhibit A shall be screened with an eight foot (8') wooden fence.