

February 6, 2025

VIA U. S. MAIL  
Interested and Adjacent Neighbors

Re: The Retreat at River's Bend – Age Restricted  
Zoning Case Number 24SN1114

**Kim M. Lacy**  
Richmond Office  
(804) 956-4696 (direct)  
klacy@rothjackson.com

Dear Ladies and Gentlemen:

My firm is working with the Applicant for Chesterfield County zoning case 24SN1114 in reference to a proposed rezoning from Neighborhood Business (C-2) District and Residential (R-15) District to R-MF Multifamily Residential (R-MF) District with a conditional use planned development to permit exceptions to building and project standards to develop an age-restricted (55+) multifamily residential community at 12220 River's Bend Boulevard, as shown on the attached vicinity map.

To provide you with additional information and answer any questions regarding the rezoning request, we invite you to a community meeting to be held on February 27, 2025 at 6:00pm at Elizabeth Scott Elementary School, 813 Beginners Trail Ln, Chester, VA 23836.

If you wish to access additional information about our rezoning request or have questions or comments you'd like to provide in advance of the meeting, please go to our RVA Zoning website at <https://www.rvazoning.com>, go to "Find your Case" and click on "Retreat at River's Bend Age-Restricted". There is a "Questions/Comments" section on this page. You may also contact me by phone or email at (804) 956-4696 or [klacy@rothjackson.com](mailto:klacy@rothjackson.com).

Sincerely,



Kim M. Lacy

Enclosure

{01688738;v1}

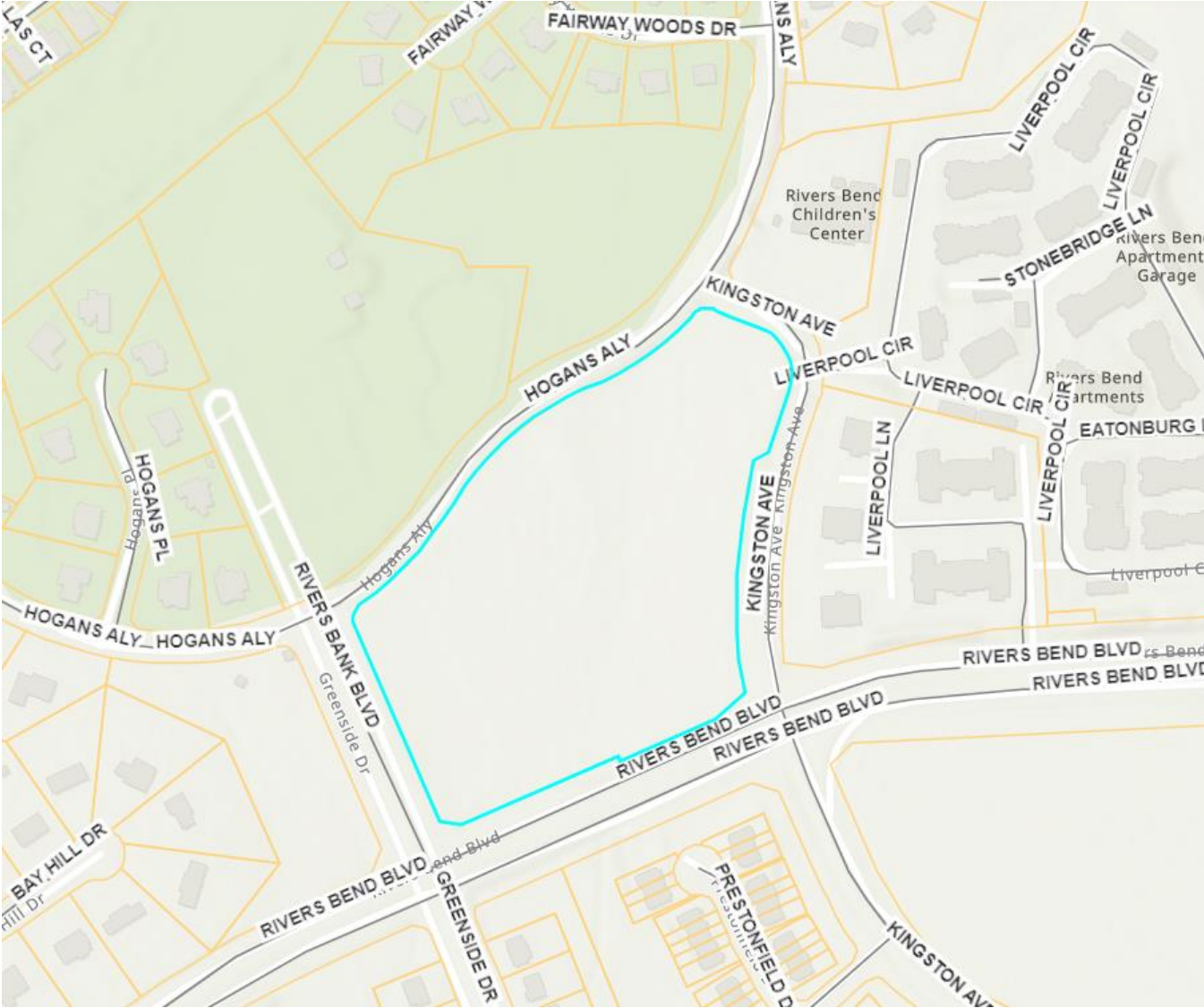
**RICHMOND**

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

Retreat at River's Bend  
12220 Rivers bend Boulevard  
Zoning Case Number 24SN1114



{01688738;v}



**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