

May 6, 2020

**Andrew M. Condlin**

Richmond Office

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VIA U. S. MAIL

To Interested and Adjoining Neighbors

Re: Stanley Martin/Wilton – REZ2020-0016 & PUP2020-0010

Dear Ladies & Gentlemen:

My firm is assisting Stanley Martin in the expansion of their project off Route 1 and Telegraph Road (ReTreat One), that was approved in December of 2019 (REZ2019-00025). This request is for 32.73 acres, approximately 8 of which was part of the ReTreat One zoning case. Approximately 24.73 acres is zoned A-1 and would be made part of the subdivision approved in 2019. Attached is a concept plan showing the area involved.

You may have received notice from the County that this property is subject to a public hearing scheduled for May 14, 2020. We have asked for a deferral to June 11, 2020 in order to schedule a community meeting to discuss the request with the surrounding community. There will **not** be a meeting on May 14, 2020 on this case. We will be sending out a second notice about a WebEx community information meeting time and instructions to join the meeting or call to receive detailed information on this request.

In the meantime, here is some initial information on the request. This request consists of a request for 74 single family detached homes (referenced as R-5A on the attached concept plan) and 67 townhome units (referenced as R-6C on the attached concept plan). Like ReTreat One, all of these will be for sale homes. The Provisional Use Permit (PUP) is to allow the single family detached homes to be centered on the lot (as opposed to on the property line).

We have set up a website to allow you to see more information on this request. Should you wish to participate, please go to [www.rvazoning.com](http://www.rvazoning.com) to see my firm's website on zoning matters. There are a few cases we are starting to work on and you can find information on this case by going to the "Find Your Case" page on the top banner of the site and click on "Stanley Martin REZ2020-00016". There you will see additional information and you will have an opportunity to comment on the case. Your comments will be sent to our office and to the County Planning Office. You may also provide your email address and we will email you information as it becomes available, and we will add you to our notice list for this case only. Further, you can see information on the case at the County's Planning Office website at <https://henrico.us/planning/>.

{01051617;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

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Page 2

Again, we will send you a second notice about the community meeting and will provide that same information on the [www.rvazoning.com](http://www.rvazoning.com) website once available. We wanted to make sure you knew of the deferral as soon as possible.

If you have any questions at all or need any further information, you can contact me at [acondlin@rothjackson.com](mailto:acondlin@rothjackson.com) or 804/977-3373.

Sincerely,



Andrew M. Condlin

Enclosures

{01051617;v1}



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FILED: 18064\_concept\_plans.2

DATE: April 15, 2020

REVISED: April 29, 2020

REVISED:

REVISED:



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 SUITE 200  
 GREENSBORO, NC 27409  
 (800) 456-7000  
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PROJECT: **Retreat at One**  
 Garden City Parcels  
 Fairfields District  
 Henrico County, Virginia

SHEET: Concept Plan  
 SHEET NO: C1  
 JOB NO: 18064



**EXHIBIT A**  
 R-5AC = 74 UNITS  
 R-6C = 67 UNITS  
 SCALE: 1" = 80'

www.thebaycompanies.com