

July 21, 2021

Andrew M. Condlin

Richmond Office

(804) 977-3373 (direct)

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VIA U. S. MAIL

Interested and Adjacent Neighbors

Re: Conditional Rezoning Request
6201 River Road – River Road Shopping Center

Dear Ladies and Gentlemen:

My firm represents Starbucks Corporation in the rezoning application for 6201 River Road (the “Property”), which is the former BB&T Bank building in the River Road Shopping Center, as shown on the attached map. The Property is currently improved with a building that was constructed for the purpose of a bank with a drive-up facility. The Property is currently vacant and has not been used since the BB&T branch closed and the structure remains intact as constructed.

Starbucks would like to move from their current location across Huguenot Road to allow for a coffee shop with a drive-up facility. We have applied for a conditional rezoning to allow the use and by making minimal modifications to the building in keeping with the current architecture.

The proposed coffee shop and drive-up facility would occupy the Property substantially as it is laid out today. Changes to the Property would be limited to cosmetic interior and exterior improvements related to the tenant, and any potential ADA modifications that may be necessary. In all other regards, the building and the property would remain intact and comply with the various zoning requirements related to the restaurant use, including the provision of on-site parking.

We would like to present you with more information about our request and the opportunity for you to ask questions. Accordingly we have scheduled a community meeting on Wednesday, August 4, 2021 at 6:00 p.m. at the River Road Church, Baptist, 8000 River Road, Henrico, Virginia, 23229 in the Fellowship Hall. This will be an in person meeting, but we will be following Virginia and Henrico meeting guidelines. County representatives are scheduled to attend as well.

Should you be unable to attend the meeting or would like additional information, we will post the information on our website, www.rvazoning.com for your review. If you wish to use the website please go to “Find Your Case” and then click on “Starbucks” and you will find the information.

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Should you have any questions or need any further information prior to that date, please feel free to contact me at (804) 977-3373 or by email at acondlin@rothjackson.com.

Sincerely,



Andrew M. Condlin

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This map has been produced on Henrico County's Geographical Information System, using the best data available to the County. This map is to be used for reference purposes only and the County of Henrico makes no warranty as to its completeness or accuracy. Any determination of topography or contours, or any depiction of property lines, easements, or other information, is for informational purposes only and shall not be used for the design, modification, or construction of any public utility, road, or other project without the determination of the GIS Office, Real Estate, and Planning.

Starbucks - River Road Vicinity Map

Date: 6/15/2021

Author:

