



June 3, 2022

Andrew M. Condlin  
Richmond Office  
(804) 977-3373 (direct)  
acondlin@rothjackson.com

VIA U. S. MAIL

To Adjacent and Surrounding Property Owners

Re: Community Meeting – June 15, 2022 6 pm – Rezoning request

Dear Ladies and Gentlemen:

My firm is representing Beach Road WW LLC in its rezoning application with Chesterfield County for approximately 269 acres located adjacent to Brandy Oaks subdivision. The property consists of 4 parcels of land as shown on the attached vicinity map, with addresses of 13830 Beach Road, 13214 Beach Road, 13321 Derryveach Drive, and 13307 Fermanagh Drive.

We are requesting a rezoning from Agricultural (A) to Residential (R-25) to permit approximately 150 homes on the 269 acres, consistent with the surrounding development and other nearby approved cases. In order to provide information on the case, we will be hosting a community meeting to provide additional details and answer questions you may have. The community meeting will be held on Wednesday, June 15th at 6 p.m. at Second Branch Baptist Church (12217 2nd Branch Rd, Chesterfield, VA 23838).

Further, you may also access information and exhibits at our RVA Zoning website (<https://www.rvazoning.com>) under Find Your Case, then Beach Road. You will also be able to leave a comment that will be forwarded to me as well our case manager with the County Summer Morris.

In the meantime, should you have any questions my contact information is (804) 977-3373 or [acondlin@rothjackson.com](mailto:acondlin@rothjackson.com). You may also contact Ms. Morris at 804-751-4151 or [MorrisSu@Chesterfield.gov](mailto:MorrisSu@Chesterfield.gov) or the Matoaca District Planning Commissioner, Tommy Owens, at 804-869-2214 or [OwensTommy@chesterfield.gov](mailto:OwensTommy@chesterfield.gov).

Sincerely,

Andrew M. Condlin

cc: Ms. Summer Morris  
Mr. Tommy Owens  
Beach Road WW LLC

Enclosure

{01427181;v1}

**RICHMOND**

1519 Summit Avenue, Suite 102, Richmond, VA 23230

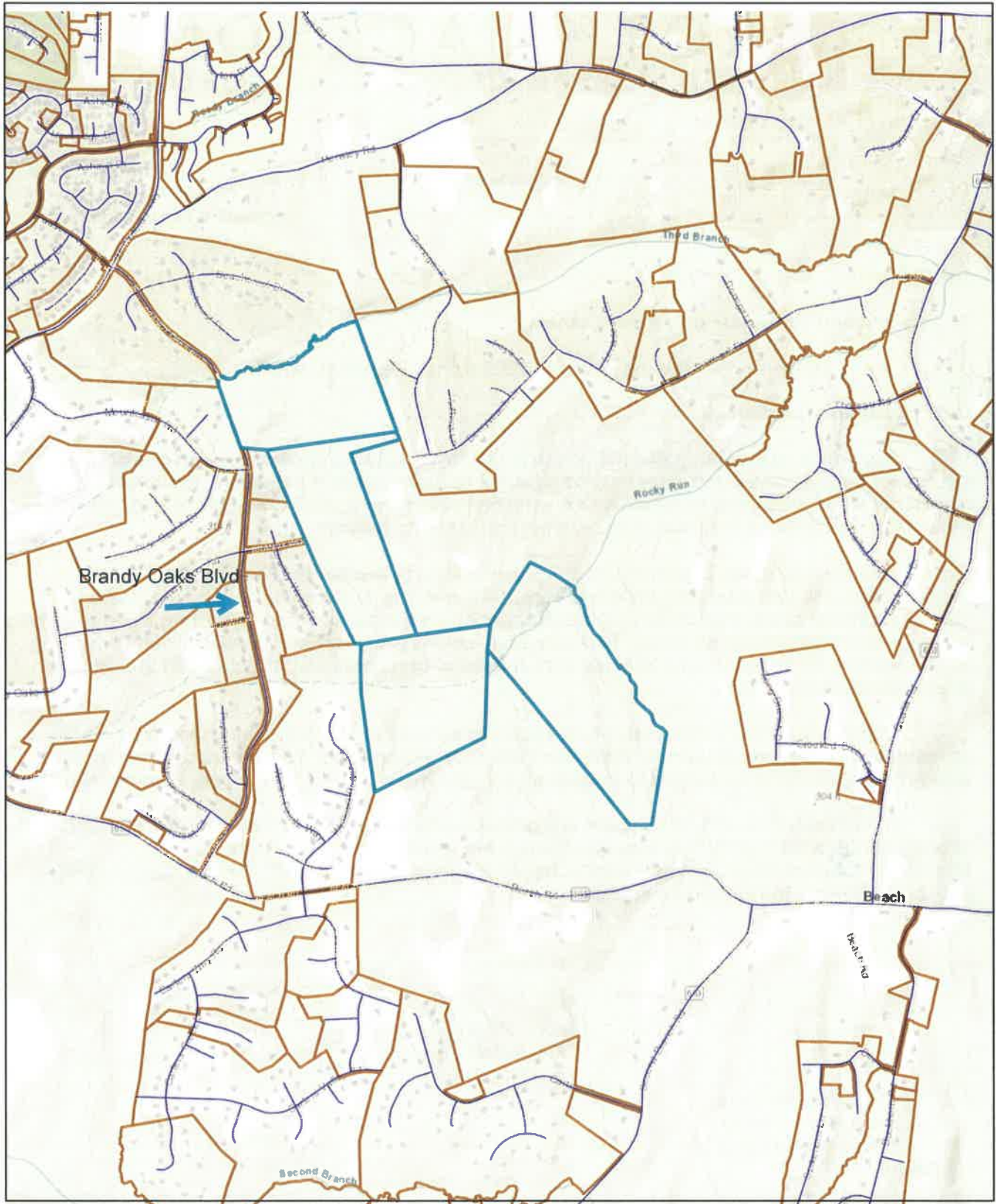
P: 804-441-8440 F: 804-441-8438

**TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102





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

# Beach Road Proposal

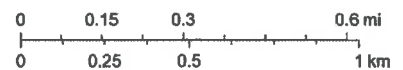


6/3/2022, 11:37:32 AM

Lines

-  Override 1
-  Override 2
-  Subdivisions
-  Municipal Boundary

1:18,056



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community