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April 29, 2019

Re: Emerson Companies, LLC - Zoning Case 19SN0580

Dear Adjacent Property Owner:

I am writing to notify you of a zoning application that my client, Emerson Companies, LLC has filed with Chesterfield County. The application requests an amendment to previous zoning cases numbered 04SN0306 and 14SN0560 to eliminate cash proffers. These zoning cases approved a planned residential community known as "Cypress Glen" and located between the neighborhoods of Woodland Pond and the Highlands (see page 2 for a map of Cypress Glen). The proposed zoning amendment would eliminate cash proffer payments for 33 lots within the Cypress Glen community, and in lieu of providing cash proffers, the application proposes road improvements to nearby Woodpecker Road as well as enhanced architectural and site design standards that will produce attractive, high-quality homes.

You are receiving this letter because, according to Chesterfield County's real estate records, you are the owner of property located in the vicinity of Cypress Glen. This letter is being provided to share information with you about the proposed amendment and to invite you to attend a community meeting so that you may learn more about proposed amendment from my client (the applicant), myself, Chesterfield County staff, and your Dale District Planning Commissioner. The purpose of the meeting is to provide a forum for sharing information and obtaining feedback regarding the proposed zoning amendment. Although the Planning Commission is expected to have a public hearing for the proposed zoning amendment at its July 2019 meeting, no formal action will be taken at the upcoming community meeting.

The community meeting to discuss the proposed zoning amendment will be held on May 15, 2019 at 6:30 pm in the Castleberry Room of the Reserve at the Highlands located at 8136 Highland Glen Drive, Chesterfield, VA 23838. Feel free to call or e-mail with any questions.

Sincerely,



Kerry Brian Hutcherson, Esquire

Cc via e-mail: Darla Orr, Chesterfield County Planning
Michael Jackson, Dale District, Planning Commission

Cypress Glen (33 lots included in zoning amendment)

