

REZ-2026-100434

Ace Investments LLC

Report Drafted July 17, 2026



This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this land use matter.

Upcoming Public Hearing:

Planning Commission (August 13, 2026)

Planning Staff Position:

Not Supportive

Magisterial District:

Varina

Site Acreage & Location:

73.665 acres at the north line of Pocahontas Parkway approximately 410' east of Monahan Road

Parcel GPIN(s):

822-699-9433 and 824-701-3334

Applicant (Representative):

Ace Investments, LLC (Andrew M. Condlin)

Staff Planner & Contact Information:

Kelly Drash

Phone: (804) 501-4645

Email: dra004@henrico.gov

**Proposed Use/Request:**

- M-2C General Industrial District (Conditional) for outdoor storage, office, and undefined industrial uses

Existing Zoning:

- A-1 Agricultural District
- M-2C General Industrial District (Conditional)
- Airport Safety Overlay District

2026 Future Land Use Designation(s):

- Planned Industry (PI)

I. Executive Summary

This is a request to conditionally rezone 73.665 acres from A-1 Agricultural District and M-2C General Industrial District (Conditional) to M-2C General Industrial District (Conditional) to allow outdoor storage, office, and undefined industrial uses. The site is located at the north line of Pocahontas Parkway approximately 410' east of Monahan Road and is within the Airport Safety Overlay District.

The 2026 Comprehensive Plan designates the subject property Planned Industry (PI), which encourages master planning of various shared features such as vehicular access, stormwater management, and coordinated public utility extensions. While the proposed use is industrial in nature, it would not fully implement the goals of unified development intended with areas designated for Planned Industry. Additionally, numerous other concerns remain such as overall layout, building elevations, hours of operation, buffers, and other issues listed in Section IV of this report. For these reasons, staff does not support this request.

II. Proposal Details

The 73.665-acre subject site consists of two parcels stretching from the north line of Pocahontas Parkway to Charles City Road. The larger parcel (53.47 acres) is vacant, with mostly cleared tall grass on the west side and forest on the east. The smaller parcel (20.195 acres) consists of forested woods in its southern end and cleared land for outdoor storage and farm use to the north. A portion of the smaller parcel was rezoned from A-1 to M-2C in 2023 via case REZ2023-00015 to bring the site into compliance and allow outdoor storage for a hydroseeding supplies and equipment operation.

The applicant originally filed to rezone only the larger southern parcel but is now including the northern property and proposes to conditionally rezone the entire site from A-1 and M-2C to M-2C to obtain access to Charles City Road for the proposed businesses. If rezoned, the current hydroseeding supplies and storage business would expand and the southern parcel would be used for additional outdoor storage, office, and leased space to other potential industrial uses that are unspecified.

As illustrated on the conceptual plan, access would be off Charles City Road with Monahan Road providing gated emergency-only access. The property along Pocahontas Parkway would consist of a 16,000 square foot office and shop and a large gravel storage yard for the hydroseeding business, as well as an industrial parcel with no additional detail. Two other offices are indicated, but the use and square footages are unknown. Two BMPs and parking areas are also proposed. The eastern portion of the parcel would remain forested with no indication for future development, likely because of environmental limitations. On the Charles City Road parcel, the only improvement shown is an access road to the industrial area further south. The remainder of this parcel reflects what currently exists with a barn, gravel road and parking area, farmland and vacant forest land.

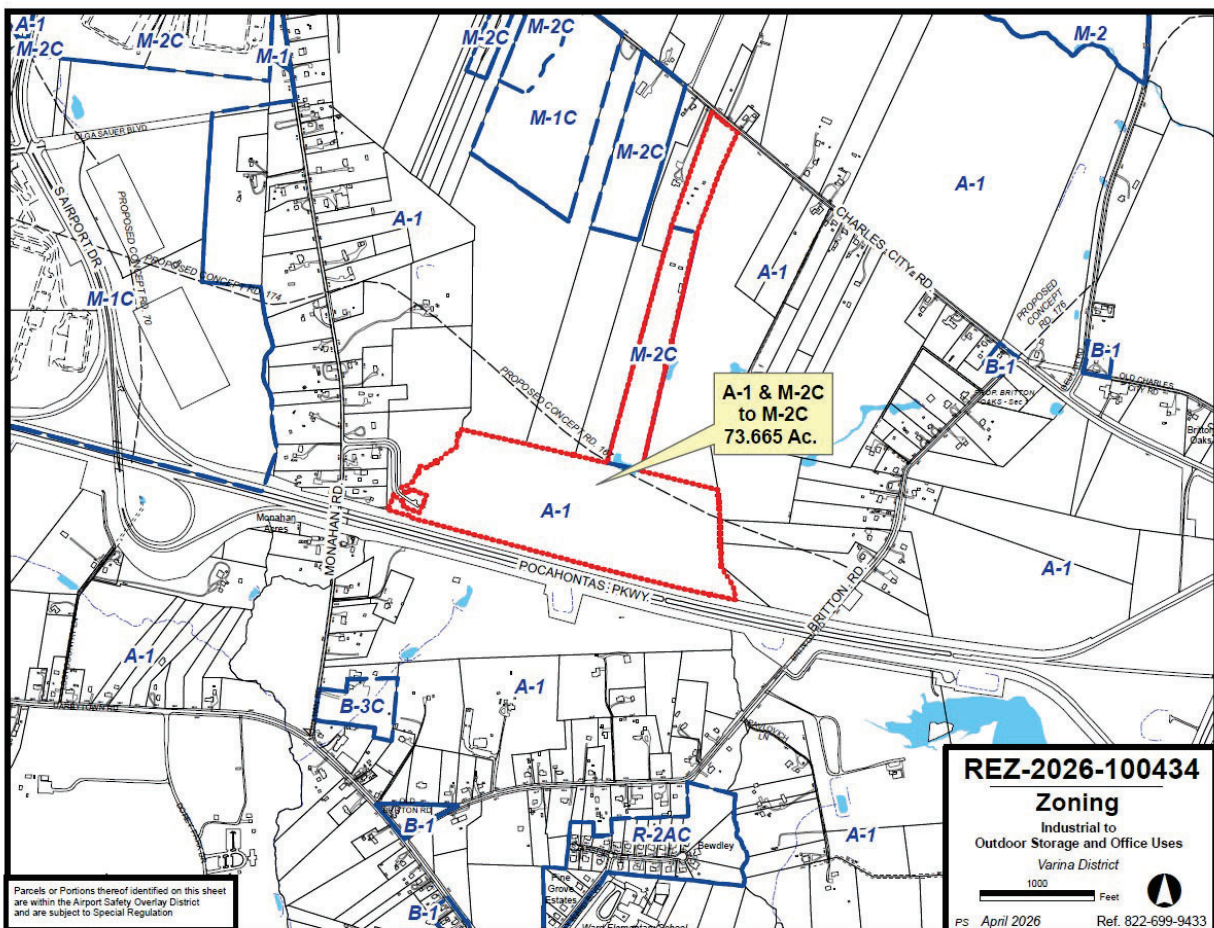
Summary of Proposed Proffers:

- **Uses** – numerous M-2 uses would be prohibited, including but not limited to wholesale sales, solid waste transfer stations, warehouse distribution, heavy manufacturing, and all extractive industrial uses;
- **West Pocahontas Setback** – any building on the property would be a minimum of a 100' from Pocahontas Parkway right-of-way;
- **Charles City Road Setback** – any building on the property would be a minimum of a 100' from the Charles City Road right-of-way;

- **Exterior Elevations** – the building identified as “16,000 SF Office/Shop” on the conceptual plan would be constructed substantially similar to Exhibit B;
- **Building Materials** – any building on the property would be constructed of one or more of the following: decorative concrete block (including, without limitation, split face/smooth face/ground face/fluted block), tilt-up or pre-cast concrete, brick, brick veneer, glass, metal (other than corrugated metal), stone, cast stone, stone veneer, stucco, synthetic stucco, glass block, cementitious siding, insulated panels, concrete tile or ceramic tile. Prototypical or corporate identification design elements would be allowed. Unpainted concrete block, unfinished corrugated metal, or unfinished sheet metal would not be permitted;
- **Monahan Road Emergency Access Road** – if requested and approved by the County, a paved emergency access road would be provided to Monahan Road and would be a minimum width of 20 feet with gates with locks on each end;
- **Buffer and Landscaping** – any buffer would be natural and landscaped, and may include supplemental plantings, berms, and/or fencing and other purposes as approved at time of landscape plan review;
- **Eastern Boundary Buffer** – a minimum buffer of 100’ would be planted to the level of a Transitional Buffer 50 along the eastern boundary property line, excluding the emergency access;
- **Repair and Maintenance** – all repair and maintenance would occur indoors, and no inoperable vehicles would be stored or parked outside unless all liquid is removed or the lot is paved;
- **C-1 Conservation District** – prior to filing a final plan of development, it would be required to rezone any portions of the property located within the 100-year floodplain/special flood hazard area to C-1 Conservation District;
- **Others** – Conceptual Plan, Utilities, HVAC Equipment, Trash Receptacles and Dumpsters, Lighting, BMPs/Retention Ponds, and Severance.

III. Surrounding Properties & Comprehensive Plan

Surrounding Properties		
	Existing Land Use	Zoning
North	Large acreage single-family residences & vacant / wooded property	A-1
South	Pocahontas Pkwy. (Rte. 895)	A-1
East	Vacant / wooded property & large acreage single-family residences	A-1
West	Large acreage single-family residences & vacant / wooded property	A-1

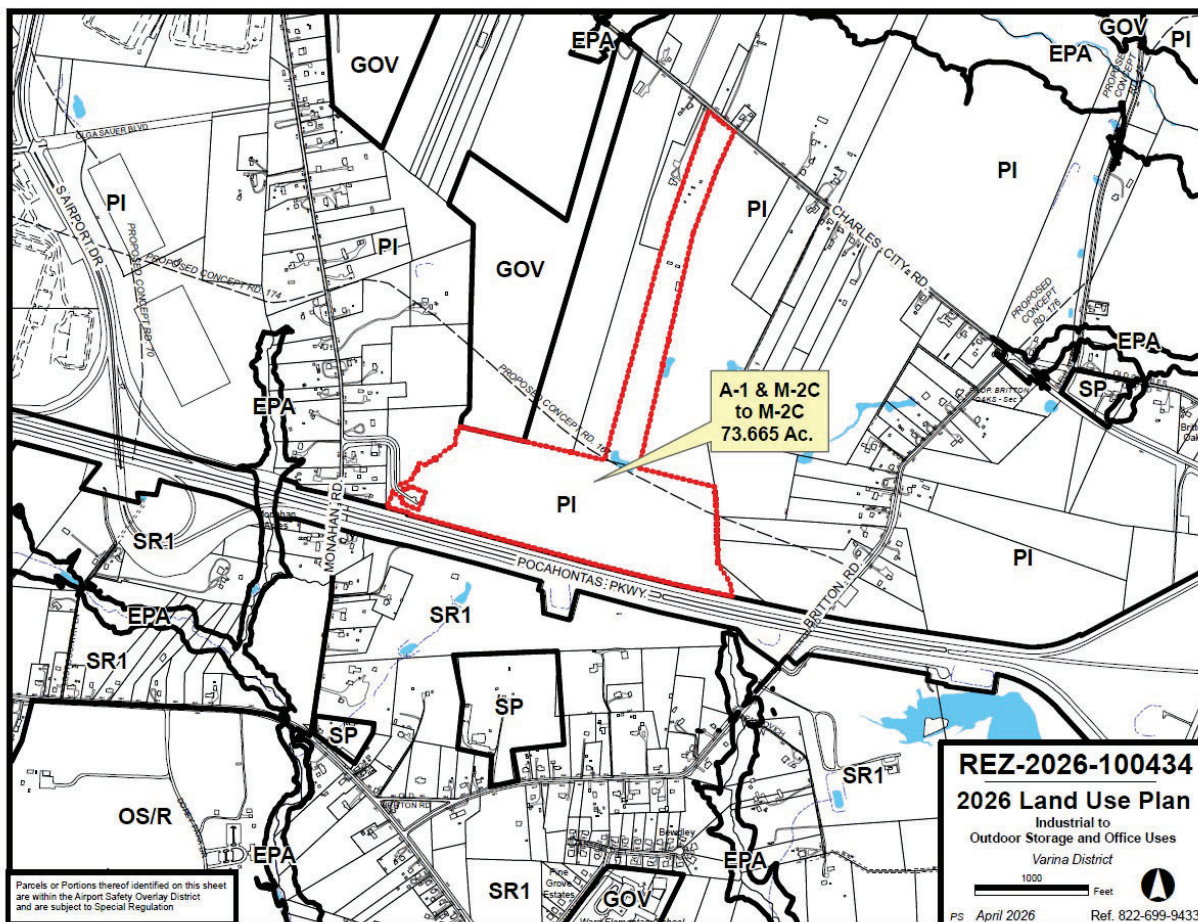


Existing Zoning Districts of the Subject Site and Surrounding Areas

Recommended Future Land Use(s) of Subject Site

Planned Industry (PI)

Planned Industry is applied to areas intended to accommodate a variety of industrial establishments, which employ high environmental quality standards and have minimal impacts on adjacent uses. They require large tracts of land because of their nature and function. They provide shared access, coordinated design and a planned layout.



Future Land Use Designations of of the Subject Site and Surrounding Areas

IV. Consistency with Comprehensive Plan & Evaluation of the Request

Topic	Open Issue(s)
Consistency with Comprehensive Plan	Overall layout regarding coordinated design, shared access, environmental quality standards and utility connections
Site Design & Compatibility	Overall layout, building elevations, unified proffers, buffers, utility connections, hours of operation
Transportation Infrastructure	None
Schools	None
Natural Resources & Environment (Water, Soil, Vegetation, Wildlife, Sustainability)	Gravel extent
Recreation & Cultural / Historic Resources	None
Public Safety (Police & Fire)	Off-site water extension required
Public Utilities (Water & Sewer)	Off-site water and sewer extensions required
Community Revitalization	None
Libraries	None

Consistency with Comprehensive Plan

The Comprehensive Plan recommends Planned Industry (PI), which encourages high environmental quality standards, coordinated design, a planned layout, shared access, and minimal impacts on adjacent uses. While the proposed use is industrial in nature, it would not fully implement the goals of unified development intended with areas designated for Planned Industry with the expansion further southward for undefined future industrial uses, uncoordinated design with surrounding properties, limited opportunities for shared access, and lack of public water and sewer connection. Additionally, minimal improvements would be proposed to the Charles City Road parcel as it would simply retain the existing site conditions with the extension of the access road to the southern property.

High environmental quality standards would not be met with the current concept plan as a portion of the site would be replaced with an unpaved storage area, allowing potential leakage from engines and other sources to be absorbed into the ground rather than captured and properly removed which could then impact private wells on existing residential development surrounding the site.

This request is not fully consistent with the following Goals, Objectives, and Policies of the 2026 Comprehensive Plan:

- Economic Objective 14: The county will promote the development of planned office centers, and business and industrial parks.
- Infrastructure/Service Provision and Growth Coordination Goal 1: The county will have growth that occurs in coordination with the provision of public services and facilities.

- Land Use and Community Character Objective 7: The county will encourage large-tract, planned development to promote unified and attractive development and a sense of place, rather than piecemeal or incremental development.
- Land Use and Community Character Objective 13: The county will provide for the logical arrangement of land uses which offers transitions from more intense to less intense uses.
- Land Use and Community Character Objective 14: The county will promote effective design standards which protect established residential areas through proper land use planning surrounding major transportation facilities and major roadway corridors.
- Land Use and Community Character Objective 26: The county will encourage economic development nodes which provide concentrated and interrelated economic development areas.
- Office/Service/Industrial Keystone Policy 1: Strongly encourage new development in Office/Service/Industrial areas to meet quality standards related to site layout; building configuration, materials, massing, shape and height; landscaping; signage; parking lot aesthetics and functional design; pedestrian circulation; lighting; stormwater management; environmental protection; mass transit access; and others
- Office/Service/Industrial Keystone Policy 2: When possible, encourage master planning for development of new Office/Service/Industrial areas.
- Office/Service/Industrial Keystone Policy 4: Encourage vehicular access to be designed to maximize efficiency and minimize negative level of service impacts on the surrounding road network.

This request is most consistent with the following Goals, Objectives, and Policies of the 2026 Comprehensive Plan:

- Economic Goal 3: The county will have tax revenues that support the continuation of the highest quality public services and facilities that are generated in a balanced manner between residential and nonresidential uses.

Site Design & Compatibility

The proposed layout would convert a portion of the site to outdoor storage and office use, and the other portion would remain unchanged. While there are several industrial uses in the area, the proposed request introduces a new greenfield development in the midst of undeveloped land, with utility connections recommended. To achieve a well-designed, coordinated development, the applicant should address the following issues

- **Unified Proffers** – The incorporation of all proffered conditions accepted per REZ2023-00015 would ensure consistent regulation across both parcels. Missing proffers include additional prohibited uses (such as funeral and mortuary service, eating establishments, and retail and vehicle sales and services uses), a buffer and perimeter fencing along parcel 824-701-3334, hours of operation, signage, filing of a plan of development, and permitting the existing building;
- **Parcel 824-701-3334** – Consideration should be given to how the Charles City Road parcel would be unified with the southern parcel and how the existing and proposed access road would be developed to fulfill the intent of the Planned Industry classification;

- **Building Elevations** – The proffered elevations would only be applicable to the 16,000 SF Office/Shop. With two other office spaces noted on the concept plan, consideration should be given to the elevations of all proposed buildings. (Staff notes the gravel parking shown on the elevations would not be permitted per the Zoning Ordinance);
- **Utility Connections** – Questions remain on how the property would be served by water and sewer and address fire flow requirements. Both the Departments of Public Works and Fire recommend public water and sewer connections due to concerns about well and septic systems;
- **Buffers** – Consideration should be given to establishing a buffer around the entire site given its proximity to A-1 zoning and residential uses. It would also be helpful to label the distance between the access road and northern property line of the parcel along Pocahontas Parkway to ensure adequate buffering would be provided;
- **Eastern Boundary Buffer** – The minimum buffer of 100' to be planted at a Transitional Buffer 50 along the eastern boundary property line would remain heavily forested per the conceptual plan. However, it appears the intended property line may be the western boundary line;
- **Fencing** – The applicant should address how outdoor storage would be screened;
- **Hours of Operation** – In consideration of adjacent residences, hours of operation should be defined;
- **Trash Pickup** – The plans do not show a dumpster on the site, and the minor repairs would generate trash and fluids that would require proper disposal;
- **Signage** – Consideration should be given to where and what kind of signage would be permitted on the subject property;
- **Emergency Access Gate** – Consideration should be given to adding the emergency access gate to the conceptual plan for reference.

Transportation Infrastructure (Car / Pedestrian / Bicycle)

Traffic Engineering –

- The following is the approximate number of new trips expected by the proposed development of 16,000 SF Industrial Park (1,000 SF GFA) (ITE Code 130): Total weekday trips = 841 (Total), 421 (Entry), 420 (Exit).

Schools

No comments.

Natural Resources & Environment

Water & Soil

All proposed improvements must comply with all applicable Public Works plan of development requirements. Land disturbance greater than 2500 sq feet will require an Environmental Compliance Plan. The site must comply with applicable stormwater quality and quantity requirements.

Based on information in the County's GIS, there appears to be a Special Flood Hazard Area (SFHA) present on the site. Development activities adjacent to or within the SFHA will be required to comply

with the County's floodplain development standards. Residential structures, fill, and stormwater management facilities are prohibited from being built within those areas.

It appears there may be an SPA Stream and/or an RPA stream on the property. Based on GIS, Waters of the U.S. and/or hydric soils are present (indicating possible wetlands). Army Corps of Engineers and DEQ permits may be required.

Based on the Conceptual Plan, the site includes two designated BMP areas. Additional measures to minimize drainage impacts on downstream properties may include:

Other Recommendations:

- Encourage incorporation of innovative stormwater features, such as rain gardens along the edges of the proposed offices and storage yard to supplement the BMPs and improve on site water quality.
- Evaluate the use of permeable pavement or permeable gravel treatments where feasible.
- Retain and supplementally plant deep rooted vegetation around disturbed areas, to enhance filtration and stabilize exposed soils.

Vegetation & Wildlife

To provide natural buffering and reduce habitat loss, the applicant is encouraged to minimize tree removal across the development. The proposed use may benefit from additional measures to protect the natural resources of this site such as:

Other Recommendations:

- Use native evergreens for screening in setbacks and add layered, pollinator-friendly bands along boundaries adjacent to A-1 zoned properties.
- Provide canopy trees along frontages to mitigate heat and preserve corridor character.

Sustainability & Resilience

To better address environmental changes and support long-term ecological health, the proposed use may benefit from additional sustainability and resilience measures such as:

- Use light colored gravel/paving materials to reduce heat island effects, particularly in extensive unshaded yard areas.
- Consider designing EV ready conduit to be compatible with future EV charging infrastructure for fleet adaptation at office/shop parking.
- Optimize the placement of structures and fencing to maximize natural ventilation, aligning with the footprints illustrated on the Conceptual Plan.

Recreation & Cultural / Historic Resources

No park or recreation facilities, historical, archeological or battlefield impact.

Public Safety

Division of Police – No comments.

Division of Fire – Fire cannot support this request unless extension of public water lines are proffered to provide firefighting water supplies.

Public Utilities (Water & Sewer)

There is an existing 30" waterline in Charles City Road. An off-site water extension of 7,500 feet would be required. Additionally, water can be extended along Charles City Road for 5,200 feet to the existing 30" waterline from GPIN 824-701-3334. There is an existing 24" stub off the 60" sanitary sewer line west of the property and north of Pocahontas Parkway. An off-site sewer extension of 2,000 feet would be required.

Community Revitalization

No comments.

Libraries

No comments.

V. Conditional Zoning Decision Standards

The advisability of a conditional zoning is a matter committed to the legislative discretion of the Board of Supervisors. In determining whether to adopt or disapprove a conditional zoning the Board of Supervisors may consider many factors consistent with the Code of Virginia, including whether and to what extent the proposed amendment:

Factor for Consideration	Proposal Meets
Is consistent with the goals and policies of the comprehensive plan and other applicable County adopted plans and planning documents.	No – does not meet the goals and policies of the comprehensive plan or Planned Industry classification.
Fulfills any other appropriate land use or zoning purposes or any other relevant purpose permitted by law.	No – higher proposed zoning intensity than immediate surrounding properties
Is not in conflict with any provision of this Ordinance, the County Code, and the Code of Virginia.	Yes
Is required by the public necessity, convenience, general welfare, or good zoning practice.	No – public safety concerns regarding water and sewer connections

VI. Case Chronology

Event	Date	Notes
Community Meeting	May 20, 2026	Approximately 15 citizens attended – topics discussed water and sewer, stormwater, buffers, traffic, and proposed business operation
Planning Commission Hearing	August 13, 2026	Pending



Proffers for Conditional Rezoning

County of Henrico, Virginia

4301 E. Parham Road, Henrico, Virginia 23228

Henrico Planning Web Site: <http://www.henrico.us/planning>

Mailing Address: Planning Department, P.O. Box 90775, Henrico, VA 23273-0775 Phone (804) 501-4602

Facsimile (804) 501-4379

☒ Original ☐ Amended Rezoning Case No. REZ-2026-100434 Magisterial District VARINA

Pursuant to Section 24-2304 of the County Code, the owner or duly authorized agent* hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Katherine P. Lafayette Katherine P. Lafayette 06/12/26
Signature of Owner or Applicant / Print Name Date

*If applicant is other than Owner, the Special Limited Power of Attorney must be submitted with this application

Case: REZ-2026-100434

June 12, 2026

1. Conceptual Plan. The Property will be developed in general conformance with the plan attached hereto as **Exhibit A** entitled "CONCEPTUAL PLAN 6791 MONAHAN ROAD VARINA DISTRICT HENRICO, COUNTY VIRGINIA" prepared by Ace Investments, LLC, and dated March 6th, 2026, revised June 12, 2026 (the "Conceptual Plan"), which is conceptual in nature and may vary in design, layout, final density and other details shown therein. The specific design, general layout, and other details may vary from the Conceptual Plan as required for final plan approval, engineering reasons, design or compliance with governmental regulations, or as otherwise approved during any Plan of Development review.
2. Uses. The Property may be used for those uses permitted in the M-2 (General Industrial) District, provided, the following uses are prohibited:
 - a. All extractive industry uses.
 - b. Crematory.
 - c. Cold storage plant.
 - d. Commercial fuel depot.
 - e. Distribution hub for agricultural products.
 - f. Fleet terminal.
 - g. Fuel oil or bottled gas distributor.
 - h. Kennel or animal shelter.
 - i. Helicopter landing facility.
 - j. Hotel or Motel.
 - k. Laundry, dry cleaning, and carpet cleaning plants.
 - l. Manufactured home and prefabricated building sales.
 - m. Manufacturing, heavy.



Proffers for Conditional Rezoning (Supplemental)

County of Henrico, Virginia

4301 E. Parham Road, Henrico, Virginia 23228

Henrico Planning Web Site: <http://www.co.henrico.va.us/planning>

Mailing Address: Planning Department, P.O. Box 90775, Henrico, VA 23273-0775

Phone (804) 501-4602

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- n. Microbrewery.
 - o. Passenger terminal, surface transportation.
 - p. Recycling collection center.
 - q. Recycling processing center.
 - r. Self-service storage facility.
 - s. Shooting range, indoor.
 - t. Solid waste transfer station.
 - u. Towing or wrecker service.
 - v. Truck or freight terminal.
 - w. Warehouse, distribution.
 - x. Wind energy facility, large.
3. West Pocahontas Setback. Any building on the Property must be set back at least one hundred feet (100') from the right-of-way line of West Pocahontas Parkway (Route 895) as more particularly shown on the Conceptual Plan. Landscaping, sidewalks, drainage facilities, utility lines (including fiber and telecommunication lines and related facilities) and connections, driveways, access ways, signs, flags, lighting, security fencing, parking areas, access drives, retaining walls and similar structures will be permitted within such setback area.
4. Charles City Road Setback. Any building on the Property must be set back at least one hundred feet (100') from the right-of-way line of the Charles City Road as more particularly shown on the Conceptual Plan. Landscaping, sidewalks, drainage facilities, utility lines (including fiber and telecommunication lines and related facilities) and connections, driveways, access way, signs, flags, and lighting, security fencing, parking areas, access drives, retaining walls and similar structures will be permitted within such setback area.
5. Exterior Elevations. The building identified as "16,000 SF Office/Shop" on the Conceptual Plan must be constructed substantially similar to the style and design and generally in conformance with the elevations attached hereto as **Exhibit B** and dated February 24, 2026, unless otherwise approved at the time of Plan of Development review. The determination of compatibility will be based on scale, materials, form, architectural features, and/or colors.



Proffers for Conditional Rezoning (Supplemental)

County of Henrico, Virginia

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Facsimile (804) 501-4379

6. **Building Materials.** All buildings on the Property must be constructed with one or more of the following siding materials: decorative concrete block (including, without limitation, split face block, smooth face block, fluted block, and ground face block), tilt-up or pre-cast concrete, brick, brick veneer, glass, metal (other than corrugated metal), stone, cast stone, stone veneer, stucco, synthetic stucco, glass block, cementitious siding, insulated panels, concrete tile, or ceramic tile, unless other material is approved at time of Plan of Development review. In no case will unpainted concrete block, unfinished corrugated metal, or unfinished sheet metal be permitted. Users will be permitted to include prototypical or corporate identification architectural elements in the design of their building or space.
7. **Emergency Access.** If requested and approved by the County at the time of any Plan of Development review on the Property, an emergency access connection from the Property to Monahan Road, as it adjoins the Property, as an alternative to a full access, must be constructed as shown on the Conceptual Plan (the "Emergency Access"). The Emergency Access must be paved with asphalt or other material approved by the Director of Planning at a minimum width of 20 feet, and have gates with locks on each end, with signage declaring it to be emergency use only, or as otherwise required by the County Division of Fire. No vehicular traffic will be permitted to use the Emergency Access other than public emergency vehicles.
8. **Buffer and Landscaping Requirements.** Any buffer within the Property required herein must be natural and landscaped, and may include supplemental plantings, berms, and/or fencing and other purposes as approved at the time of landscape plan review. Roads, sidewalks, utility easements (including drainage), common owned fencing/walls adjacent to any roads or drives, existing buildings, and signage at any entrance into the Property will be permitted within such buffer; provided, any such road or utility easements must be extended generally perpendicular through such buffer unless otherwise approved at the time of Plan of Development approval. All buffers must be maintained by the owner of the Property. Existing vegetation and underbrush may, and fallen, diseased or dead plant growth must be removed from any buffer area, and if so removed, additional plantings must be added. Should it be necessary to locate Storm Water Management (SWM), Best Management Practices (BMP) facilities, or drainage, utility or other easements into this buffer, additional landscaping will be added as required at time of Plan of Development to compensate for any removed vegetation.



Proffers for Conditional Rezoning (Supplemental)

County of Henrico, Virginia

4301 E. Parham Road, Henrico, Virginia 23228

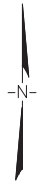
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- a. Eastern Boundary Buffer. A buffer a minimum of one hundred feet (100') in width planted at a minimum to the level of a transitional buffer 50, must be planted along the eastern boundary line of the Property, exclusive of the Emergency Access.
9. Utilities. Except for junction boxes, meters and existing overhead utility lines, all new utility lines, such as electric, telephone, internet or other similar lines, must be installed underground.
10. HVAC Equipment. Heating, air conditioning and other mechanical equipment must be screened from public view at ground level at the property lines.
11. Trash Receptables and Dumpsters. All dumpsters and trash receptables must be screened from public view at ground level at the property lines.
12. Repair and Maintenance. All repair and maintenance of vehicles must occur indoors. No inoperable vehicles must be stored or parked outside unless all liquid is removed from the vehicle, or the lot is paved.
13. Lighting. Lighting fixtures must be limited to twenty (20) feet in height as measured from the grade of base of the lighting standard.
14. C-1 Conservation District. Prior to filing a final Plan of Development, on the Property, the Owner/Applicant must apply to rezone such portions of the Property situated within the 100-year floodplain/special flood hazard area to a C-1 Conservation District. The location and limits of such portions of the Property must be established by definitive surveys approved the by Department of Public Works.
15. BMPs/Retention Ponds. Any retention pond or BMP facilities on the Property must be maintained in accordance with all applicable laws, rules, and regulations and any wet pond must be aerated.
16. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, will not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.



SCALE: 1" = 200'

REZ-2026-100434

ACE INVESTMENTS, LLC
5639 S. LABURNUM AVE.
HENRICO, VIRGINIA 23231
TEL: (804) 716-2766
awestart@acehydroseeding.com



CONCEPTUAL PLAN
6791 MONAHAN ROAD
VARINA DISTRICT
HENRICO COUNTY, VIRGINIA

DATE	REVISION	COMMENTS
6/7/26	1	6/12/26 COUNTY COMMENTS

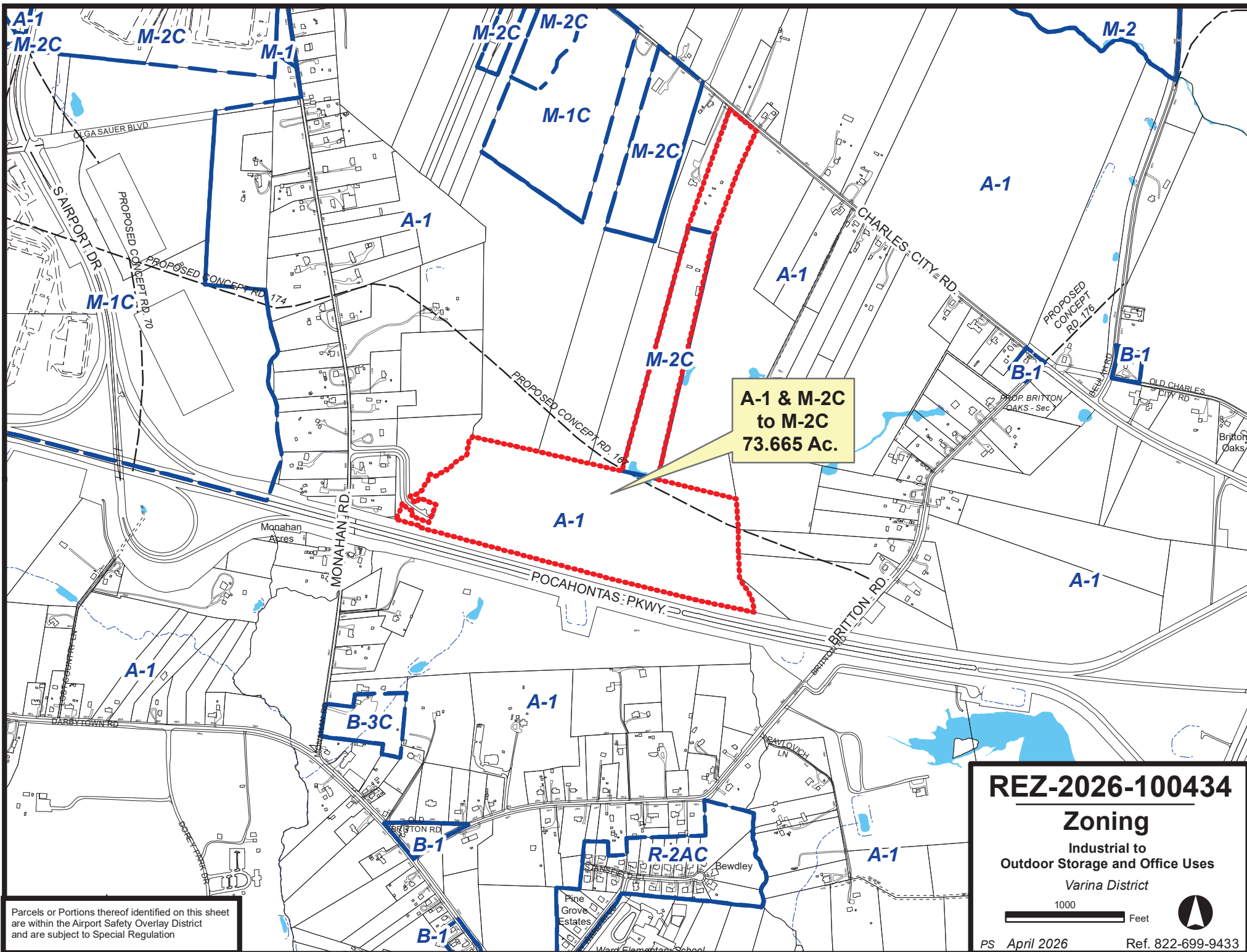
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SCALE: 1" = 100'
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DRAWN BY: AW
CHECK BY: AW
MONAHAN
SHEET 1 OF 1

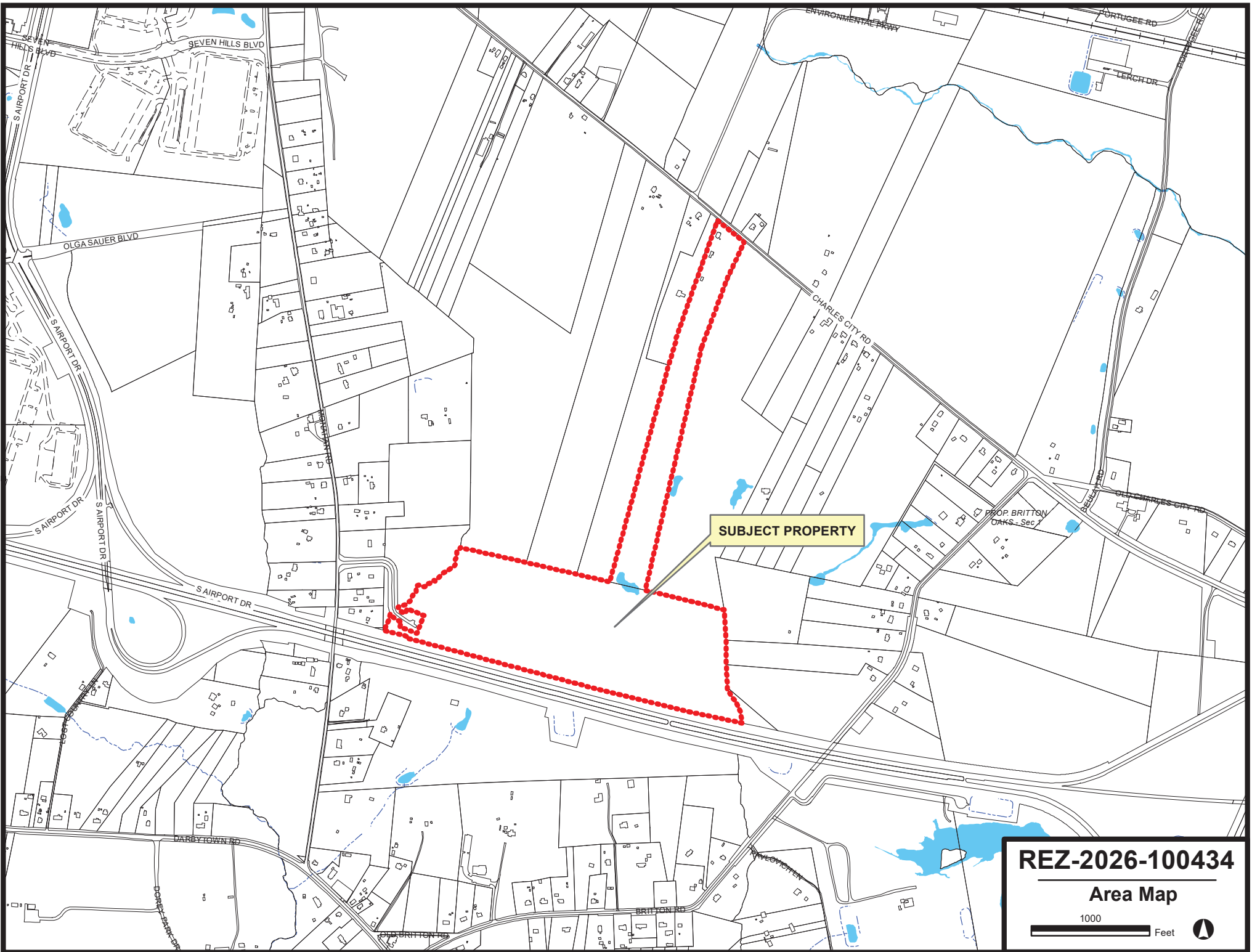
Exhibit B

February 24, 2026

REZ-2026-100434







REZ-2026-100434

Area Map

