



REZONING APPLICATION
(Please type or print)

Date: _____	Case: _____	07/01/2017
110-0000-316-16-08 (395)	Mailing	\$ _____
110-0000-316-16-08 (395)	Planning	\$ _____
110-0000-316-16-10 (334)	GIS	\$ <u>350.00</u>
260-0000-313-03-45	Zoning	\$ <u>610.00</u>
260-0000-318-99-14	Intake	\$ <u>62.50</u>
	Process Fee	
	Total Filing Fee:	_____

TRICORD, INC
Applicant's Name
P.O. Box 42150
Applicant's Address
FREDERICKSBURG, VA 22404
City, State, Zip Code
thall@tricordinc-va.com
Applicant's E-mail Address
540.785.8400
Applicant's Telephone No.

TIM HALL
Agent's Name (Point of Contact for Application)
SAME
Agent's Address

City, State, Zip Code

Agent's E-mail Address

Agent's Telephone No.

Property Owner Information:

If Applicant is not the owner, attach documentation of owner's consent

SEE ATTACHED
Name
all!
P.O. Box 42150 FREDERICKSBURG, VA 22404 540.785.8400
Address City, State, Zip Code Telephone No.

Parcel Location: 9606 THORNTON FOLLING RD
TM 37 (A) 48, 49, 50
Tax Map Parcel Number: 52, 52A, 53, 54, 55 Acreage: 115.0713
Current Zoning: R-1, I-1, C-3 Acreage in Request: 115.0713
Proposed Zoning: M-2, M-3, M-4 Overlay District: CBPA
Proposed Use: MIXED USE DEVELOPMENT

To: The Board of Supervisors of Spotsylvania County, Virginia. The above named Applicant(s) hereby petition(s) for the approval indicated above for the described property and as shown on the attached materials made a part of this Application.

I hereby certify by my signature below that I am the owner of record of the named property or that I am authorized to act on behalf of all the owners of record of the named property to execute this application. I further certify that all information I have provided thereon is complete and accurate. I agree on behalf of myself and all owners to conform to the Zoning Ordinance, Subdivision Ordinance, Virginia Uniform Statewide Building Code, Erosion Ordinance, Chesapeake Bay Preservation Ordinance, the Water and Sewer Construction Specifications of Spotsylvania County, and all other applicable laws and regulations of this jurisdiction.

[Signature] 6/10/19 TIM HALL
Signature of Owner (or Agent with POA*) Date Print Name

Signature of Owner (or Agent with POA*) Date Print Name
"I have read this Application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Spotsylvania County Officials and other authorized government agents on official business to enter the property to process this Application."

Voting District: _____ Census Tract: _____ Traffic Analysis Zone: _____
(To be completed by the Planning Department after submission)

**Spotsylvania County
Rezoning Application
Generalized Development Plan
Graphic Review Checklist**

Case Number: _____

Project Name: Village AT CROSSROADS STATION

NOTE: THIS CHECKLIST IS USED BY STAFF TO DETERMINE COMPLIANCE WITH COUNTY CODE, SEC. 23-4.6.2. IT IS PROVIDED TO PROFESSIONAL PLAN PREPARERS FOR INFORMATIONAL PURPOSES.

At a minimum, the generalized development plan (GDP) shall include the following information unless the submission requirements have been waived or modified by the Planning Director due to the scope and nature of the proposed project:

1. Generalized Development Plan Title Sheet(s) to include:
- (a) A title block denoting the type of application, name of project tax map reference, voting district, and street address;
 - (b) An approval block located along the right side of the title sheet and each subsequent sheet of the generalized development plan;
 - (c) The name, address and phone number of the owner and applicant;
 - (d) The name, address, phone number, signature and registration number of the plan preparer, and the preparation date of the plan;
 - (e) Vicinity map, 1" = 2,000, a north arrow scale, and scale graphic;
 - (f) Generalized development plan index;
 - (g) A Site data summary table providing at minimum:
 - (1) tax map reference;
 - (2) project area size including total, and disturbed acreage;
 - (3) existing and proposed zoning designation(s);
 - (4) a table with computations showing existing by-right unit potential, proposed unit yield by residential unit type and densities and/or gross and net floor areas of nonresidential structures where applicable;
 - (5) identification of any overlay districts within project limits;
 - (6) existing use and types of proposed uses;
 - (7) building height, number of floors, and setbacks of all existing and proposed buildings, structures and other improvements;

- ✓ (8) a table with computations showing trip generation with land use code reference;
- ✓ (9) acknowledgement of any known historic building, archaeological features, or historic districts;
- ✓ (10) acknowledgement of any known places of burial;
- ✓ (11) acknowledgement of any floodplains, resource protection areas, wetlands, steep slopes, dam break inundation zones, onsite;
- N/A (12) parking, including tabulation of required parking and spaces proposed.
- ✓ (h) A table with computations estimating the lot coverage ratio and impervious surface ratio;
- ✓ 2. The identification of and distance to all major intersections within one-half mile of the proposed development;
- ✓ 3. The boundary of the entire parcel with courses and distances;
- ✓ 4. Any existing or proposed parcel lines, easements or right-of-way within the subject parcel(s);
- ✓ 5. The present zoning and principal use of the subject parcel and all contiguous properties;
- ✓ 6. Graphic depiction of the boundaries of any overlay zoning districts described in Article 6 of Chapter 23;
- ✓ 7. Graphic depiction of the general locations, approximate dimensions, height, number of floors and setbacks of all existing and proposed buildings, structures, accessory structures (including outdoor lighting, fences, bike racks, walls or hedges, trash receptacles), signs, landscaping and buffers, stormwater management facilities and other improvements;
- ✓ 8. The boundaries of any water bodies, USGS perennial streams, floodplain, resource protection areas, watershed, wetlands (if any), steep slopes;
- NOTED 9. A generalized landscape plan showing existing vegetation, proposed clearing limits and indicating the location, and types of vegetation to be installed under the landscaping and bufferyard requirements of Article 5, Division 5 of Chapter 23, and the general location and material descriptions of any other proposed screens, bufferyards or landscaping;
- N/A 10. The location and dimensions of existing and proposed parking and loading areas and any other impervious surfaces, such as driveways, streets (and names), cement sidewalks and playing surfaces;
- ✓ 11. The location and description of all points of access including all proposed interparcel connections;
- ✓ 12. The estimated daily vehicular trips generated by the proposed development on each road segment shown on the plan;

- ✓ 13. The location and dimensions of on-site pedestrian walkways or bicycle paths and any connection to adjacent property;
- ✓ 14. The location and dimensions of existing water and sewer mains serving the site of the proposed development, points of connection to public water and sewer and/or location of wells and septic systems and reserve drainfields;
- ✓ 15. Topographic contour lines at two foot intervals for the existing site;
- NOTED 16. The location and dimensions of the on-site and off-site facilities for the retention or detention of stormwater;
- N/A 17. The size, location and boundaries of any common open spaces, recreation areas and recreation facilities, including a tabulation of usable openspace in accordance with the open space definition in Sect.23-2.1.4. Definitions;
- N/A 18. For large-scale, phased developments, identification of the location and timing of each phase of the development;
- NONE 19. Graphic depiction of any known historic building, archaeological features, or historic districts;
- NONE 20. Graphic depiction of any known places of burial and easements for cemetery access in accordance with the Code of Virginia § 57-27.1, as amended;
- NOTED 21. A description of the methods proposed to control erosion, sedimentation and stormwater runoff; and;
- ✓ 22. A description of the persons to be responsible for future maintenance of all roads, easements, parks, playgrounds, stormwater and drainage facilities and other common areas;
- ✓ 23. Signature and seal of professional person certifying the plan.

N/A

County of Spotsylvania
Department of Planning
9019 Old Battlefield Blvd. Suite 320
Spotsylvania, VA 22553
Phone: (540) 507-7434



Pre-Application Meeting Request

Property Owner(s): _____

Developer/Applicant: _____

Phone #: _____ Cell # _____ *Email: _____

TM#: _____ Existing Zoning: _____ Proposed Zoning: _____ Disturbed Acreage _____ Parcel Acreage _____

Parcel Address: _____

Type of Application: _____

Public Water: Yes No Public Sewer: Yes No

Is this an active project in the County or have there been any prior approvals? Yes No

If yes, list: _____

Issues or items to be discussed:

Department/Staff requested to attend:

*Requested DATE of PRE-APPLICATION MEETING (Thursday): _____

Signature of Submitter:

*Please submit this request on Monday the week prior to the week of the meeting date with a General Plan of Development or Concept Plan.



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Agent's Address

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(To be completed by the Planning Department after submission)

**OWNER AREA SUMMARY
VILLAGE AT CROSSROADS STATION**

TAX MAP I.D.	TRACT OWNER	EXISTING ZONE	PROPOSED ZONE	REZONE AREA (GDP)	ROW DEDICATION
37 ((A)) 48	MICHAEL A. JONES AND S. CRAIG JONES	RU	MU-2 MU-3	34.9862 AC. 1.2185 AC.	--
37 ((A)) 49	DENALI CAPITAL GROUP, LLC	RU	MU-2	1.0278 AC.	--
37 ((A)) 50	DENALI CAPITAL GROUP LLC	RU	MU-2	1.0160 AC.	--
37 ((A)) 52	MICHAEL A. JONES AND S. CRAIG JONES	RU & I-1	MU-2 MU-3	11.1693 AC. 37.3673 AC.	0.3460 AC.
37 ((A)) 52A	TRICORD INCORPORATED	RU	MU-3 MU-4	4.1989 AC. 3.8593 AC.	0.2019 AC.
37 ((A)) 53	TRICORD INCORPORATED	RU & C3	MU-4	17.9556 AC.	0.1597 AC.
37 ((A)) 54	TRICORD INCORPORATED	C3	MU-4	0.8797 AC.	0.1925 AC.
37 ((A)) 55	TRICORD INCORPORATED	C3	MU-4	0.4509 AC.	0.04171 AC.
TOTAL				115.0713 AC.	

SPECIAL POWER OF ATTORNEY AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF SPOTSYLVANIA

This 10th day of JUNE, 2019, I, DISHALI CAPITAL GROUP, LLC, the owner of _____ (describe land by tax map number) make, constitute, and appoint TIM HALL, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said TIM HALL full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make Application for said Rezoning Application. This includes the authority to execute and amend proffers and to sign the Notice of Conditional Zoning.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on JUNE 10, 2019, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Planning Department of Spotsylvania County stating that the terms of this power have been revoked or modified.

Given under our hands this 10th day of June, 2019.

Michael A. Jones
Owner/Contract Purchaser/Authorized Agent (Circle One)

COMMONWEALTH OF Virginia
CITY/COUNTY OF Spotsylvania, to wit:

The foregoing instrument was acknowledged before me by Michael A. Jones, the Owner of said property, this 10th day of June, 2019.

My commission expires: Sept. 30, 2020
Cynthia Quann Toombs Notary Public
239210 Registration Number



OFFICE USE ONLY
File/Case Number : _____ Date Accepted: _____, 20____

SPECIAL POWER OF ATTORNEY AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF SPOTSYLVANIA

This 10th day of JUNE, 2019, I, MICHAEL A JONES & S. CRAIG JONES, the owner of Trm 37 (A) 4B, 5Z (describe land by tax map number) make, constitute, and appoint TIM HALL, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said TIM HALL full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make Application for said Rezoning Application. This includes the authority to execute and amend proffers and to sign the Notice of Conditional Zoning.

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Michael A Jones
Owner/Contract Purchaser/Authorized Agent (Circle One)

COMMONWEALTH OF Virginia
CITY/COUNTY OF Spotsylvania, to wit:

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My commission expires: SEPT. 30, 2020

Cynthia Quann Toombs Notary Public
239210 Registration Number



OFFICE USE ONLY

File/Case Number : _____ Date Accepted: _____, 20____

ADJACENT PARCEL LIST

The following are the properties either abutting, adjoining, or across the street from the property subject to this Rezoning Application (please print or type parcel number):

MAP #

Tm 37 ((A)) 53B LR * 201300028402

Tm 37 ((9)) 6B DB 1772 Pg 613

Tm 37 ((9)) 6A BB 1865 Pg 770

Tm 37 ((A)) 51 LR * 201300028404

Tm 37 ((A)) 41A LR * 201300028402

Tm 37 ((A)) 47A BB 1075 Pg 77

Tm 37 ((A)) 47 DB 1076 Pg 77

Tm 37 ((A)) 119D DB 920 Pg 275

Tm 37 ((A)) 119E LR * 200300038537

Tm 37 ((A)) 119B LR * 201600009102

Tm 37 ((A)) 119 DB 418 Pg 161

Tm 37 ((A)) 53A DB 427 Pg 327

Tm 37 ((A)) 118 DB 382 Pg 009

Tm 37 ((A)) 118A DB 305 Pg 161

POSTING OF PUBLIC NOTICE SIGNS

Public notice signs must be posted at least fifteen (15) days prior to the public hearing.

Sign(s) required for posting must be obtained from the Planning Department. At least one (1) sign is required for all properties. Additional signs are required for property that abuts more than one (1) public street and property with more than two hundred (200) feet of road frontage. Properties without public street frontage are required to post at least one (1) sign on the property and at least one (1) sign along a nearby street.

Signs shall be posted to ensure greatest public visibility in accordance with the following:

- Signs shall be posted adjacent to the street right-of-way abutting the site, no more than ten (10) feet from the edge of the right-of-way.
- Signs shall be posted for optimum visibility for traffic traveling on the public road.
- Properties with more than one (1) street frontage shall be posted with at least one (1) sign along each street.
- Properties with more than (200) feet of street frontage shall be posted with one (1) sign for each (200) feet of frontage, spaced at least (200) feet apart.
- If a property has no road frontage, the Planning Department will determine the number and location of signs to be posted. At least one (1) sign will be required to be posted on the actual property, and at least one (1) sign will be required to be posted along a nearby street, with a note giving distance and direction to the property.

After posting the property, the Applicant must return the notarized Sign Posting Affidavit to the Planning Department within three (3) days of the date of posting. Failure to notify the Planning Department within three (3) days shall result in the case being removed from public hearing.

Until the public hearing, the Applicant must maintain all signs posted in good condition. If a sign is damaged or destroyed, a replacement sign must be secured from the Planning Department and posted as soon as practical.

If a property is not posted at least fifteen (15) days prior to the hearing, if it is improperly posted, if damaged or destroyed signs are not replaced, if a notarized Sign Posting Affidavit is not filed with the Planning Department within three (3) days of posting, or if other inconsistencies with Section 23-4.2.1 of the Zoning Ordinance occur; the public hearing may be deferred for reasons of improper public notice. If deferred, the property will have to be reposted in accordance with these instructions. The Applicant should also note that improper public notice may be grounds for invalidating an approved Application after approval has been granted.

Signs must be removed within ten (10) days after Board of Supervisors action and returned to the Planning Department.

SIGN POSTING AFFIDAVIT

I, _____, hereby certify that on the _____ day of _____, 20____, a sign(s) stating that zoning action was pending on the property described below was/were posted on the property and that the sign(s) was/were easily visible from all public streets and public ways abutting the property.

Property Description:

Given under my hand this _____ day of _____, 20_____.

Applicant / Agent

COMMONWEALTH OF _____
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me by _____,
the Owner of said property, this _____ day of _____, 20_____.

My commission expires:

_____ Notary Public
_____ Registration Number

Return From To:
Spotsylvania County Planning Department
9019 Old Battlefield Blvd., Suite 320
Spotsylvania, VA 22553

Attn: _____

Case# _____

OFFICE USE ONLY

File/Case Number _____ Date Accepted _____, 20_____

