



REZONING APPLICATION
(Please type or print)

Date: 6/27/19 Case: R19-0009 07/01/2017

110-0000-316-16-08 (395)	Mailing	\$ 41.00 x
110-0000-316-16-08 (395)	Planning	\$ 12,438.67
110-0000-316-16-10 (334)	GIS	\$ 350.00 x
260-0000-313-03-45	Zoning	\$ 610.00 x
260-0000-318-99-14	Intake	\$ 62.50 x
	Process.Fee	
	Total Filing Fee:	<u>\$13,502.17</u>

Rappahannock Development Group, LLC
Applicant's Name
1016 Charles Street
Applicant's Address
Fredericksburg, VA 22401
City, State, Zip Code
chris.hornung@gordg.com
Applicant's E-mail Address
540-656-2415
Applicant's Telephone No.

Charles W. Payne, Jr.
Agent's Name (Point of Contact for Application) **PAID**
\$13,502.17
JUN 28 2019
725 Jackson Street, Suite 200
Agent's Address
Fredericksburg, VA 22401
City, State, Zip Code Spotsylvania County
Community Dev.
cpayne@hirschlerlaw.com
Agent's E-mail Address
540-604-2108
Agent's Telephone No.

Property Owner Information:

Lafayette Commons, LLC; and Sheri L. Kornegay
Name

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

see cover page of GDP for addresses
Address City, State, Zip Code Telephone No.

Parcel Location: 111 Wakeview Drive, 3103 Lafayette Boulevard and 0 Village Drive

Tax Map Parcel Number: * see list below Acreage: 27.526 acres

Current Zoning: R-1 Acreage in Request: 27.526 acres

Proposed Zoning: MU-2 & MU-3 Overlay District: HCOD & Airport Protection

Proposed Use: Residential single-family attached development with commercial

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.

By: [Signature]
Signature of Owner (or Agent with POA*)
Sean Haynes, Manager

6/25/19
Date

Sean Haynes, Manager
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)

SPECIAL POWER OF ATTORNEY AFFIDAVIT

**COMMONWEALTH OF VIRGINIA
COUNTY OF SPOTSYLVANIA**

This _____ day of _____ June _____, 20 19, I,
Sean Haynes, Manager of Rappahannock Development Group, LLC, Contract Purchaser of
Tax Map Numbers listed below * (describe land by tax map number) make,
constitute, and appoint Charles W. Payne, Jr., my
true and lawful attorney-in-fact, and in my name, place and stead giving unto said
Charles W. Payne, Jr. 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 _____, 20 19, 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 25th day of _____ June _____ 20 19.

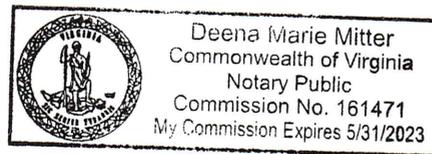
[Signature]
Owner/Contract Purchaser/Authorized Agent (Circle One)

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

The foregoing instrument was acknowledged before me by
Sean Haynes, Manager of Rappahannock Development Group, LLC, Contract Purchaser of
said property, this 25th day of _____ June _____, 20 19.

My commission expires: 5/31/2023

Deena Marie Mitter Notary Public
161471 Registration Number



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

* 24-A-49A, 24-A-57, 24-A-59, 24-A-60, 24-A-61, 24-A-62

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 #

24-A-53	24E-20-A
24-A-56	24E-20-170
24B-2-11-10	24E-20-171
24B-2-11-11	24E-20-172
24B-2-11-12	24E-20-173
24B-2-11-13	24E-20-174
24B-3-D	24E-20-175
24B-3-12R	24E-20-176
24B-3-11R	24E-20-66
24B-3-H	24E-20-65
24-A-64	24-A-49
24E-25-28	24-A-51
24E-25-30	24E-24-375
24E-25-31	24-A-48
24E-25-32	24-A-50A
24E-25-33	
24E-21-267	
24E-21-266	
24E-21-265	
24E-21-264	

