



REZONING APPLICATION
(Please type or print)

Date: _____

Case: 722-0005 7/01/2019

110-0000-316-16-08 (395)	Mailing	\$ _____
110-0000-316-16-08 (395)	Planning	\$ _____
110-0000-316-16-10 (334)	GIS	\$ <u>190.00</u>
260-0000-313-03-45	Zoning	\$ <u>605.00</u>
260-0000-318-99-14	Intake	\$ <u>65.00</u>
	Process Fee	_____
	Total Filing Fee:	_____

Tricord Incorporated

Applicant's Name
1143 Heatherstone Drive
Applicant's Address
Fredericksburg, VA 22407
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)
1143 Heatherstone Drive
Agent's Address
Fredericksburg, VA 22407
City, State, Zip Code
thall@tricordinc-va.com
Agent's E-mail Address
(540) 785-8400
Agent's Telephone No.

Property Owner Information:

Denali Capital Group LLC

Name
PO Box 42150 Fredericksburg, VA 22404 (540) 785-8400
Address City, State, Zip Code Telephone No.

Parcel Location: 7045 Smith Station Road

Tax Map Parcel Number: 34-A-96, 34-1-3 Acreage: 58.5 ac
Current Zoning: R-1 Acreage in Request: 58.5 ac
Proposed Zoning: PDH-2 Overlay District: CBPO
Proposed Use: Residential

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

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] 6/14/20 TIMOTHY M. 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)

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):

<u>MAP #</u>		
34-1-2	34D-9-385	34-A-16B
34-1-1	34D-9-384	
34D-10-442	34D-9-383	
34D-10-441	34D-9-382	
34D-10-440	34D-9-381	
34-D-10-439	34D-9-380	
34D-10-438	34D-9-379	
34D-10-437	34D-9-378	
34D-10-436	34D-9-377	
34D-10-435	34D-9-376	
34D-10-434	34D-9-375	
34D-10-433	34D-9-374	
34D-10-432	34F-8-A	
34D-10-431	34F-10-D	
34D-10-430	34-A-98	
34D-9-390	34-A-95	
34D-9-389	34A-2-2	
34D-9-388	34A-2-1	
34D-9-387	34-A-16C	
34D-9-386	34-A-16D	

Application No.: _____

Date Received: _____

STEP 1- CALCULATE THE PLANNING FEE:

Rezoning

Base Fee	\$	11,650.00
# of acres > 10 distrib <u>19.17</u> X \$45.00	\$	865.65
	\$	<u>12,512.65</u>

Rezoning GDP and Proffer Amendment

Fee	\$	7,175.00
	\$	<u> </u>

Rezoning Proffer Amendment – Text Only

Fee	\$	4,180.00
	\$	<u> </u>

STEP 2- COMPLETE APPLICATION WORKSHEET:

260-0000-318-99-14	Intake Processing Fee	\$	65.00
110-0000-316-16-08 (395)	Mailing Fee**	\$	47.30
110-0000-316-16-08 (395)	Planning Fee:	\$	12,512.65
110-0000-316-16-10 (334)	GIS Fee:	\$	*190.00
260-0000-313-03-45	Zoning Fee:	\$	<u>605.00</u>

APPLICATION TOTAL: \$ 13,419.95

*GIS fee not applied to Applications that do not require a Generalized Development Plan (GDP)

**Equation: (# project parcels + # of adjacent parcels) x 1st class postage x 2 meetings = \$Mailing Fee

Refunds (Planning) – All refunds must be requested in writing to the Planning Director. Refunds will be issued in the following circumstances: 95% of Planning fees if application is withdrawn within two (2) business days of submission; 80% of Planning fees if application is withdrawn during the initial review period (time varies depending on application type); 40% of Planning fees if application is withdrawn within ten (10) business days after initial review comments are issued.

REZONING APPLICATION



Spotsylvania County Planning Department

**Merchants Square Office Building
9019 Old Battlefield Boulevard, Suite 320
Spotsylvania, Virginia 22553**

**Phone (540) 507-7434
www.spotsylvania.va.us**

UPDATED: 06/07/2019

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

Case Number: _____ Project Name: _____

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;
- N/A (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;
- N/A 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;
- ✓ 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;
- ✓ 10. The location and dimensions of existing and proposed parking and loading are 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;
- 16. The location and dimensions of the on-site and off-site facilities for the retention or detention of stormwater;
- 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;
- 18. For large-scale, phased developments, identification of the location and timing of each phase of the development;
- N/A 19. Graphic depiction of any known historic building, archaeological features, or historic districts;
- N/A 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;
- 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.