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November 22, 2019

Re: **Notice of a Community Meeting for a Rezoning Application
Development of an age-restricted community: "Afton Villas"
Located at 4105, 4107, 4109, 4113, 4121 and 4125 Mine Road;
Spotsylvania County Tax Parcels 24-A-92A, 36-A-113, 36-A-114, 36-A-115, 36-A-
117 & 36-A-117A**

To Whom It May Concern:

We hope this finds you well. The purpose of this letter is to notify you, pursuant to Spotsylvania County, Virginia ("County") guidelines, that our client, Benchmark Road Investments, LLC, is hosting a community meeting on **Monday, December 9, 2019, at 7:00PM**, at Fredericksburg Academy, in the Reed Theater in the Arts and Sciences building, located at 10725 Academy Drive, Fredericksburg, VA 22408. The purpose of the meeting is to discuss our proposed rezoning application to develop an age-restricted community of seventy-seven (77) single-family attached units on the above-referenced parcels located along Mine Road, west of the intersection with Lansdowne Road. The property contains approximately 19 acres.

You are receiving this letter because you are an owner of record or the occupant of certain property located within 3,000 feet of the proposed project. Copies of this letter are also being sent to all known Homeowners Associations within 3,000 feet of the project, as well as members of the Board of Supervisors and Planning Commission.

We have also enclosed a map of the general vicinity of the development, showing the location of the subject property and its relation to the immediate area. The proposed generalized development plan will be available for your review at the meeting. Please join us to learn about this project as well as ask questions and provide comments.

In order to develop our project, we will be filing for rezoning approval from the County to change the existing land use from the current Residential-1 (R-1) and Planned Development Housing District-2 (PDH-2) zoning to Planned Development Housing District-5 (PDH-5) zoning. The following is the webpage for the county planning department if you require more information about this process: <http://www.spotsylvania.va.us/Planning>.

In closing, please feel free to contact me at cpayne@hf-law.com to further discuss this project. We look forward to meeting you on Monday, December 9, 2019, at 7:00PM.

Respectfully,

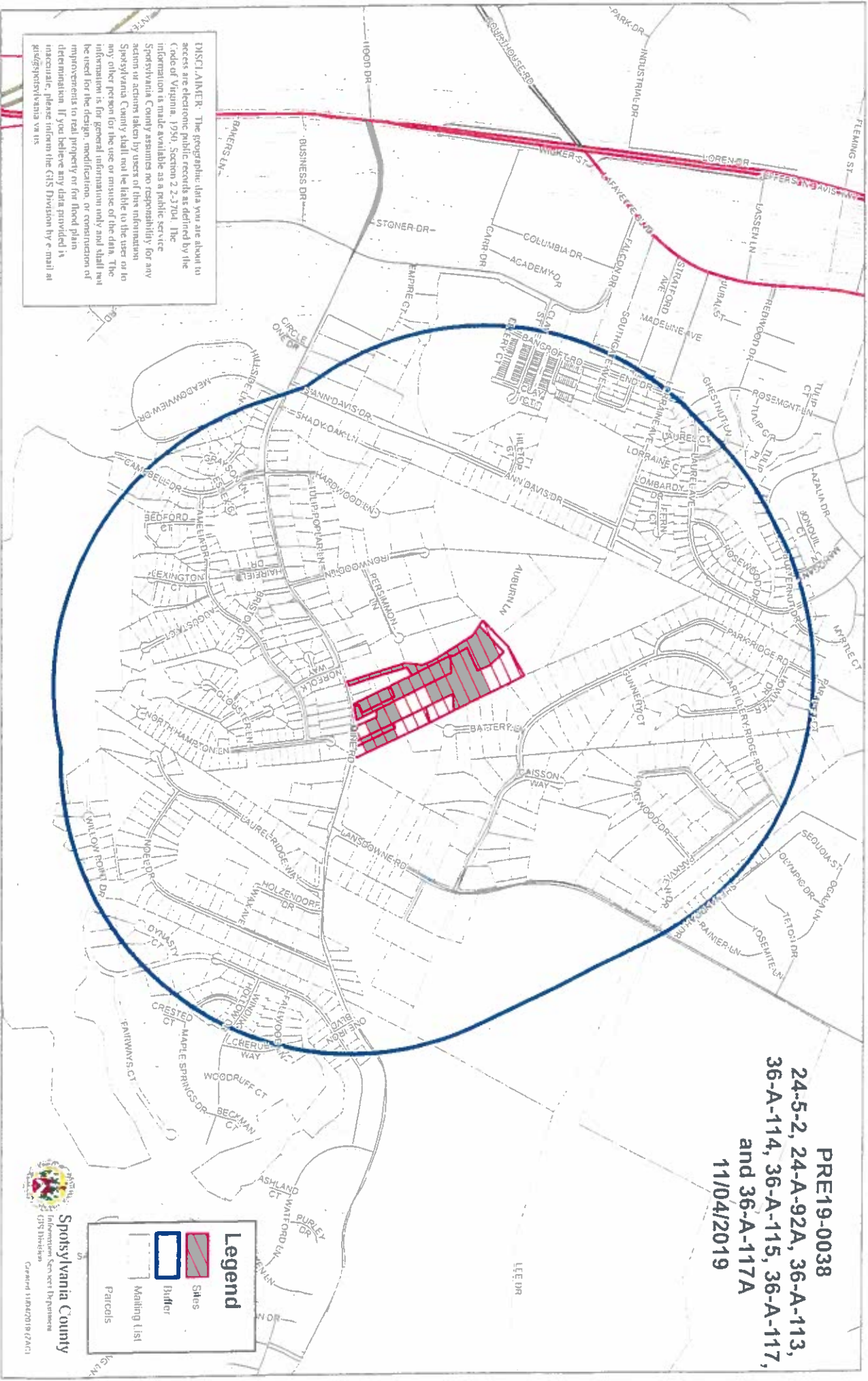


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Enclosures

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DISCLAIMER: The geographic data you are about to access are electronic public records as defined by the Code of Virginia, 1990, Section 2-2-3704. The information is made available as a public service. Spotsylvania County assumes no responsibility for any action or actions taken by users of this information. Spotsylvania County shall not be liable to the user or to any other person for the use or misuse of the data. The information is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for final plan determination. If you believe any data provided is inaccurate, please inform the GIS Division by e-mail at gis@spotsylvania.va.us



PRE19-0038
24-5-2, 24-A-92A, 36-A-113,
36-A-114, 36-A-115, 36-A-117,
and 36-A-117A
11/04/2019

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