

## GENERALIZED DEVELOPMENT PLAN NARRATIVE

Applicant: Thornburg Towne Centre, L.L.C.  
Thornburg Enterprises, L.L.C.

Owner: Thornburg Towne Centre, L.L.C.  
Thornburg Enterprises, L.L.C.

Date: January 4, 2019

GDP: Generalized Development Plan "Thornburg Towne Centre" for TMP 63-A-42, 63-A-43C and 63-A-44, Berkely Magisterial District – Spotsylvania County, Virginia dated December 18, 2018, prepared by Vakos Companies (the "GDP")

Property Description: 8.6541 Acres of a 48.7255 Acre Parcel, TMP 63-A-42 (herein "Subject Parcel 1")  
0.8304 Acres of a 10.5667 Acre Parcel, TMP 63-A-43C (herein "Subject Parcel 2")  
0.7958 Acres of a 2.3471 Acre Parcel, TMP 63-A-44 (herein "Subject Parcel 3")

Rezoning Request: From Current A-2 to C-3 (all Subject Parcels)

REZONING APPLICATION/REQUEST FILE NO. R \_\_\_\_\_

Subject Parcel 1, Subject Parcel 2 and Subject Parcel 3 (collectively "Subject Parcels") are undeveloped properties located adjacent or nearby Mudd Tavern Road and in close proximity to Interstate 95 in the Thornburg area of Spotsylvania County. The Subject Parcels are predominantly designated for commercial use (C-3); however, portions of the Subject Parcels remain under agricultural designation (A-2). The applicants shown above seek to have the Subject Parcels designated completely as C-3 in order to provide for orderly development of the property for commercial purposes.

This rezoning will comply with and continue to support the County's Comprehensive Plan Goals.

### I. REZONING REQUEST & GENERALIZED DEVELOPMENT NARRATIVE

#### **Project Overview**

Thornburg Towne Centre, L.L.C. (herein referred to as "Towne Centre") obtained title to Subject Parcel 1 and Subject Parcel 2 by deed in 2005 recorded in the Spotsylvania Land Records ("Land Records") as Instrument Number 200500036981. Thornburg Enterprises, L.L.C. ("Thornburg Enterprises") took title to Subject Parcel 3 by deed in 2018 recorded in the Land Records as Instrument 1800011968. Both companies shall serve as and be designated together herein as the "Applicant". This request for rezoning is to consolidate the zoning designation on the Subject Parcels to the same commercial zoning designation (C-3). In so much as the Subject Parcels are already predominantly designated on the County's Zoning Map as C-3, it is reasonable to rezone the entirety of the Subject Parcels to the same designated zoning category.

#### **Subject Parcel Description**

Subject Parcel 1 is currently zoned C-3 (approximately 82 percent of the total acreage) and A-2 (approximately 18 percent). Subject Parcel 2 is currently zoned C-3 (approximately 92 percent of the total acreage) and A-2 (approximately 8 percent). Subject Parcel 3 is currently zoned C-3 (approximately 66 percent of the total acreage) and A-2 (approximately 34 percent).

According to County GIS records, none of the Subject Parcels are encumbered by any Agricultural/ Forestal District designation, Airport Protection Overlay, Historic Overlay, Highway Corridor Overlay, Reservoir Protection Overlay or River Protection Overlay. Thornburg Enterprises is the owner of adjoining parcels 63-A-40 and 63-A-41, both designated by the Zoning Map as Commercial (C-3). Towne Centre is the owner of adjoining parcels 63A-1-25, 26, 27, 28, 29, 30, 31, 32, 33, 34 and 35, all parcels zoned C-3 and bordering on the western side of Subject Parcel 1. Adjoining parcel 63-A-41A is designated C-3 and owned by Nielab Abady or Alyas Abady. 63-A-41A is designated C-3 (partial) and A-2 (partial) and also owned by Nielab Abady or Alyas Abady. Adjoining parcel 63-A-43A is designated C-3 and owned by Ali & Qirrat Properties, LLC. Adjoining parcel 63-A-43B is designated C-3 and owned by McCalley Holdings, LLC. It is clearly indicated by the Zoning Map and the designation of the majority of the surrounding parcels that this area of the County is well-suited and intended for commercial use.

### **Characteristics**

The Subject Parcels are undeveloped and have no current structures on the properties. The surrounding properties are all being developed, or intended for future development, as commercial use properties. The Subject Parcels are contiguous and would have access from Mudd Tavern Road and U.S. Route 1.

### **II. COMPREHENSIVE PLAN**

The area surrounding the Subject Parcels is already designated "Commercial" or "Employment Centers" by the Comprehensive Plan's Map. The A-2 zoning on portions of the Subject Parcels does not fit with the current development of the surrounding area nor does it comply with the future intent of the Comprehensive Plan. Given the limited amount of acreage designated Agricultural (total A-2 land area for the Subject Parcels is 10.2803 acres) and the surrounding commercial development and uses, it is reasonable that the entire area be zoned C-3.

### **III. LAND USE**

a. Uses. The Subject Parcels are currently undeveloped. Development of the Subject Parcels will be for commercial purposes and in conformance with the requirements of Section 23-6.19.2 of the Spotsylvania County Zoning Ordinance unless approval is obtained from the Board of Supervisors for such additional uses as provided for in Section 23-6.19.3 of the Zoning Ordinance (Special Use).

b. All landscaping, access and buffering for the Subject Parcels will be in conformance with the requirements of the applicable sections of the Zoning Ordinance and Design Standards Manual.

c. Maximum Building Height. The building height will not exceed the height maximum identified in Section 23-6.19.6 and subject to an increase only as may be permitted by the Board of Supervisors in accordance with the provisions of Section 23-6.19.3 (Special Use) of the Zoning Ordinance.

### **IV. CULTURAL RESOURCES**

As listed with Spotsylvania County GIS, the Subject Parcels are not encumbered by any Agricultural/ Forestal District designation, Airport Protection Overlay, Historic Overlay, Highway Corridor Overlay, Reservoir Protection Overlay or River Protection Overlay. To the best of the Applicant's knowledge and belief, there are no known burial sites or other sites of an historical nature located on the Subject Parcels.

### **V. FIRE AND RESCUE**

The Subject Parcels are located less than one mile from Spotsylvania Fire and Rescue Station #8 via publicly maintained routes U.S. Route 1 and Mudd Tavern Road.

VI. SCHOOLS

As development of the Subject Parcels would be for commercial purposes, there will be no impact on schools.

VI. WATER AND SEWER

Water and Sewer exist within the Mudd Tavern Road corridor at the location shown on the GDP and shall be available by extension to the Subject Parcels.

VII. ENVIRONMENT

The design for development of the Subject Parcels will be in compliance with County and Commonwealth requirements for stormwater management for commercial development. There is no identified Resource Protection Area (RPA) associated with the Subject Parcels.

VIII. PROPOSED USE

Development of the Subject Parcels will be for commercial purposes and in conformance with the requirements of Section 23-6.19.2 of the Spotsylvania Count Zoning Ordinance unless approval is obtained from the Board of Supervisors for such additional uses as provided for in Section 23-6.19.3 of the Zoning Ordinance (Special Use).

IX. TRANSPORTATION

The Subject Parcels are contiguous and will connect to Mudd Tavern Road which provides access to both U.S. Route 1 and Interstate I-95 within less than a quarter mile from the Subject Parcels. Mudd Tavern Road is scheduled to be upgraded by the Virginia Department of Transportation to a four (4) lane divided road with a roundabout which will serve as the primary access for the Subject Parcels.

X. Pursuant to the County's requirements, a Community Meeting is not required; however, Applicant agree to send written notices to the adjoining and nearby property owners within 3,000 feet as a means of communicating their intent for rezoning to the community.

## EXHIBIT A

### Generalized Development Plan