

## GENERAL DEVELOPMENT PLAN (GDP) NARRATIVE

Applicant: SRSF Investments, LLC  
Owner: SRSF Investments, LLC  
Date: November 12, 2018  
GDP: "Generalized Development Plan – SRSF Investments – Tax Map 47-A-148. Courtland Magisterial District – Spotsylvania County, Virginia," dated November \_\_, 2018, prepared by Freeland Engineering, P.C. (the "GDP")  
Property: Tax Map 47-A-148 (9134 Courthouse Road)  
Rezoning Request: R-U to MU-4  
Rezoning File No.: R18-0009

### **I. Project Overview**

The Applicant proposes rezoning the Property from the Rural District (RU) to Mixed Use (specifically MU-4). Pursuant to Section 23-6.28.1 of the County's Zoning Ordinance, *"the mixed use (MU) district creates a flexible approach to development, to include infill and redevelopment, by allowing a variety of interrelated and compatible commercial, office, residential, civic, recreational, and entertainment uses...."* One of the principles this type of zoning is based on is respecting *"the character of adjacent properties and surrounding neighborhoods."*

The subject property consists of 1.8 acres located on Courthouse Road, near the Spotsylvania Courthouse and directly adjacent to properties zoned MU-4 and O-1. Ed Younger's law office (zoned O-1) is situated to the southwest of the Property and Vakos owns vacant land (zoned MU) to the north and northeast. The three parcels directly across Courthouse Road from the Property are a 7-11, a veterinarian's office, and an office building, all zoned C-2. This Property is the only land zoned rural (RU) in the vicinity.

Based on the attached documents, the Applicant reasonably believed the subject property was zoned MU-4 when it was purchased in December of 2017. The sole reason for purchasing the property was to restore and renovate the residence to be used as a law office. Upon attempting to move forward with building permits and construction, the Applicant learned the County's map was mistaken – the property was zoned RU. Therefore, the purpose of the proposed rezoning is to allow the property owner to update, renovate and re-purpose the run-down 1884 home for office use while maintaining the rear building as a rental home. Although the home has no historical value, it may have local historical significant and restoring the home will add beauty

and value to the Spotsylvania downtown area. The expansion of the office is proposed to follow immediately after the rezoning.

## **II. Comprehensive Plan**

The area surrounding and encompassing the subject Property is designated MU on the Comprehensive Plan's Map.

This Property is currently zoned RU. However, the RU zoning designation is not best suited for the subject Property given the surrounding uses and the location fronting on Courthouse Road.

## **III. Land Use**

The applicant proposes rezoning the Property from Rural to Mixed Use.

- a. Uses. The property is currently being used as residential. The Applicant proposes developing the Property for use as an office building and a residence, as shown on the GDP. Development of the proposed uses is expected to commence immediately after rezoning approval.
- b. Maximum Lot Coverage and Floor Area Ratio. The total area tabulation of the Property is 79,902 square feet. The maximum FAR is 0.7. The proposed square footage for the facilities at buildout is 3,435.76 square feet, which results in a FAR of 0.04.
- c. Buffering from Adjoining Properties, Access Plan, Landscaping and Screening. All landscaping, access and buffering for the site will be in conformance with the requirements of the applicable sections of the Ordinance regarding the proposed use. Applicant proposed a shrub row as opposed to a canopy and understory plantings due to existing overhead electric lines.
- d. Maximum Building Height. The building height will not exceed the MU-4 district's height maximum per Section 23-6.28.4 of the County's Zoning Ordinance.
- e. Phasing. We believe the improvements, specifically the expansion and renovation of the 1884 home, will be completed within 12-18 months after any rezoning approval. No phasing is necessary.

## **IV. Cultural Resources**

Per Spotsylvania County GIS, the site is not encumbered by the Agricultural, Forestry Overlay, Airport Protection Overlay District, Historic Overlay District, Highway Corridor Overlay

District, Reservoir Protection Overlay District, River Protection Overlay District or any known places of onsite burial.

This particular parcel was surveyed as part of the Courthouse Sidewalks Project Cultural Resources Survey under DHR ID 088-5405. It was determined likely not NRHP eligible due to low historic integrity. Project area also located within limits of 088-0142, 088-5182 and DHR ID 088-5180.

**V. Fire and Rescue**

The proposal will have minimal impact on the County's fire and rescue facilities. Spotsylvania County Fire and EMS Station 1, located .5 miles northeast of this site, will provide the Property with access to emergency services.

**VI. Schools**

The proposed rezoning will not impact schools.

**VII. Parks and Open Space**

This project will have no impacts on County park services. The open space percentage for the Property will be 90.67%, which exceeds the minimum open space requirements in the MU zoning district of 10%.

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**VIII. Water and Sewer**

The current and future use by the applicants will be served by public water and sewer.

**IX. Environment**

The applicant's design is in compliance with County and State requirements for stormwater management for the development of the site. According to existing County GIS information, there are no wetlands or streams on or immediately adjacent to the site, nor is a Resource Protection Area (RPA) associated with the Property. This project will have minimal impact to the environment.

**X. Housing**

The only residences in the vicinity of the Property are on the Property itself. Impact on future residences to adjacent properties will be mitigated through appropriate buffering.

**XI. Transportation**

The Property abuts Courthouse Road, which is a two (2) lane public road. Access to the Property will be provided from Courthouse Road.

## **XII. Impacts**

The development of this property will have minimal impact to County Fire and Rescue, Schools, Parks, Water and Sewer, the environment, nearby housing and area roads. See GDP, sheet 3 for a graphic of the property, pre and post development.

A sign is proposed, as shown on the GDP, similar to surrounding businesses.

Private waste collection will be used.

## **XIII. Community Meeting**

Pursuant to County requirements, a Community Meeting was not required.

## **EXHIBIT A**

### **Generalized Development Plan**

See previously provided GDP, entitled "Generalized Development Plan - SRSF Investments, LLC – Tax Map 47-A-148", prepared by Freeland Engineering Services, dated November 2, 2018.