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June 12, 2019

**Re: Notice of a Community Meeting for a Rezoning Application
Development of a mixed use community: "Bowman Center"
Located along Main Street; Spotsylvania County Tax Parcels 25-7-B, 25-7-C, 25-7-E, 25-7-F, 25-7-G, & 25-7-P**

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, Monument Development Fifteen, LLC, is hosting a community meeting on **Thursday, June 27, 2019, at 7:00PM**, at Building P, Spotsylvania Business Park, located at 11800 Main Street, Fredericksburg, Virginia 22408. The purpose of the meeting is to discuss our proposed rezoning application to develop a mixed use community consisting of a maximum of 650 multi-family residential units (1 & 2 bedrooms only) and approximately 12,000 sq. ft. of commercial uses on the above-referenced parcels located along Main Street, at the intersection with Russo Drive. The property contains approximately 14 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 a rezoning application with the County to change the existing land use from the current Industrial 2 (I-2) zoning to Mixed Use 5 (MU-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 Thursday, June 27, 2019, at 7:00PM.

Respectfully,



Charles W. Payne, Jr.

Enclosures

