

**Primary Development Boundary Expansion
Request- Tax Map 51-A-3A**

To: Jacob Pastwik
Subject: Jim Kiley 5 Acres off Summit Crossing Rd 51 A 3A

Mr. Pastwik – thanks for taking the time to speak with me regarding 5 acres of land I own off Summit Crossing Road (Tax Map 51-A-3A)

The purpose of this email is to request my 5 acres be included in the Primary Development Area.

Yesterday, I spoke with Bradley Sacra, Engineer with Spotsylvania County Utilities Dept., regarding the suitability of my property for access to Spotsylvania's utilities, specifically, sewer hook-up.

Mr. Sacra said he did not see a problem connecting my parcel to County sewer and did not see the need to install sewer pumps to service my property.

I will call Kevin Marshall, Berkeley Supervisor, and let him know that I am requesting inclusion of my property in the Primary Development Area and that I have contacted the Planning Department about the same.

I will follow-up with you after I speak with Mr. Marshall.

Regards,

Jim Kiley

Jim Kiley | Director

Berkeley Research Group, LLC

1800 M Street NW, Second Floor | Washington, DC 20036

D 202.909.2791 | O 202.480.2700 | M 540.847.7480 | F 202.559.2234

jkiley@thinkbrg.com | thinkbrg.com



BERKELEY RESEARCH GROUP, LLC (TOGETHER WITH ITS AFFILIATES, "BRG") - NOTICE

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Spotsylvania, Virginia

Parcel ID Number (PIN):	Property Address:	Owner:	Billing Address:
51-A-3A	0 Assigned on Request No Data	James A Kiley No Data	810 Sylvania AVE FREDERICKSBURG, VA 22401

General Information		Voting District Information	
Subdivision:	-	Voting:	Berkeley
Legal Description 1:	Davis Est 668	Precinct:	MASSAPONAX
Legal Description 2:	near Summitt Parcel A	State House:	54
Legal Land Area:	5.00	State Senate:	4
		Congressional:	01
		Polling Place:	MASSAPONAX HIGH SCHOOL
		Polling Address:	5200 GUINEA STATION ROAD
		This information listed above is based upon the location of the selected parcel in relation to the voting districts and is provided for general information purposes only. Since voting districts generally do not follow neatly along property lines, you can verify your voting location by using the map. Any specific questions about where you vote should be directed to the Spotsylvania County Voter Registrar's Office at (540) 507-7380.	

Census		School Information	
Magisterial:	LEE HILL DISTRICT	Elementary School:	Cedar Forest Elementary
Census Block:	1030	Middle School:	Thornburg Middle
Census Tract:	202.05	High School:	Massaponax High
TAZ:	1260	School information is based upon the location of the selected parcel in relation to the school districts and is provided for general information purposes only. Please verify with the Spotsylvania County School Administration Office's Bus Stop Information Website.	
First Due :	11		

Land Development		Environmental Constraints	
Zoning:	RU	Resource Protection Area (RPA):	N
AgForestal District:	N	FEMA 100 Year Flood Plain:	N
Airport Protection Overlay District:	N	Watershed:	E20
Historic Overlay District:	N	SubWatershed:	RA47
Highway Corridor Overlay District:	N	This information found here is provided for general reference purposes only and does not constitute an actual flood plain or RPA determination. This information is based upon the location of the selected parcels in relation to the FEMA 100 year Flood Plain or the Spotsylvania County's Resources Protection Area (RPA). Please contact a licensed professional engineer or surveyor for determination of how your property is affected by the Flood Plain or RPA.	
Reservoir Protection Overlay District:	N		
River Protection Overlay District:	N		
Information found here is provided for general reference purposes and does not constitute a written zoning determination. Please contact Zoning Office at (540)507-7222 for official zoning determinations.			

Assessment(2017)		Assessment Information is provided for general information purpose only. Please verify with Spotsylvania County Commissioner of Revenue Assessments Office http://www.spotsylvania.va.us/cor/realestate/assessmentssearch
Building Assessment:	S	
Land Assessment:	\$74,000	
Year Built:	0	
Sq Footage:	No Data	
Transfer Date:	09/11/2014	
Instrument Number:	201400014019	
Book Number:	No Data	
Page:	No Data	

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Feet
 0 100 200 300 400
 1:4,514 / 1"=293 Feet

Title: Parcel View

Date: 5/2/2018

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Future Land Use Amendment Requests- Crossroads Area

BILL SHERMAN TRICORD INC

Jacob Pastwik

From: Bill Sherman <bsherman@tricordinc-va.com>
Sent: Thursday, May 17, 2018 5:20 PM
To: Jacob Pastwik
Cc: Tim Hall
Subject: RE: Comp Plan
Attachments: Scan.pdf; TOD Handbook- Reconnecting America.pdf

Jacob- Thanks for reaching out, and thanks for the opportunity to comment.

The attached sketch is rough. Looking at the VRE Station area, and a reasonable vision for that, per the attached TOD handbook, what you probably have is a small Transit Town Center. This has the 1,000,000 square feet of non-residential approved for Crossroads Station as its core, and then spreads out from there. What the area is lacking is the appropriate housing mix, as shown on page 10 of the handbook.

Area A on my markup is the most suitable area in terms of real access (pedestrian mainly, that does not have rail line, Route 17, or significant topographical obstacles) to the train station for some of that type of development. Development of that area as "Employment Center" would forego a critical opportunity to create the right mix of residential and commercial in the critical tight geography around the train station, and is probably not realistic anyway, given the already existing (zoned) employment center at Crossroads Station. The right density is probably something in between the County's definitions of Low Density Residential and High Density Residential, and, in any scenario, the land right at the intersection of 17 and Thornton Rolling Road is a nice commercial node. So the right designation is probably Mixed Use.

Area B is simply the area of the FCES special use permit. The school is certainly an appropriate use in the Mixed Use, so it probably should not change. Just bringing that to your attention.

Area C (meant to be all of the contiguous "Employment Center" should probably be Mixed Use for the same reasons identified for Area A. This is particularly true on the east side of the railroad tracks.

I may have some more ideas to send you tomorrow, but I know that it is getting late in the process and I wanted to make sure I got you something.

Thanks again- Bill

Bill Sherman
Land Development Manager
Tricord Incorporated
Cell (703) 772-0397

From: Jacob Pastwik [<mailto:JPastwik@spotsylvania.va.us>]
Sent: Wednesday, May 02, 2018 11:53 AM
To: Bill Sherman <bsherman@tricordinc-va.com>
Subject: RE: Comp Plan

Good morning Bill,

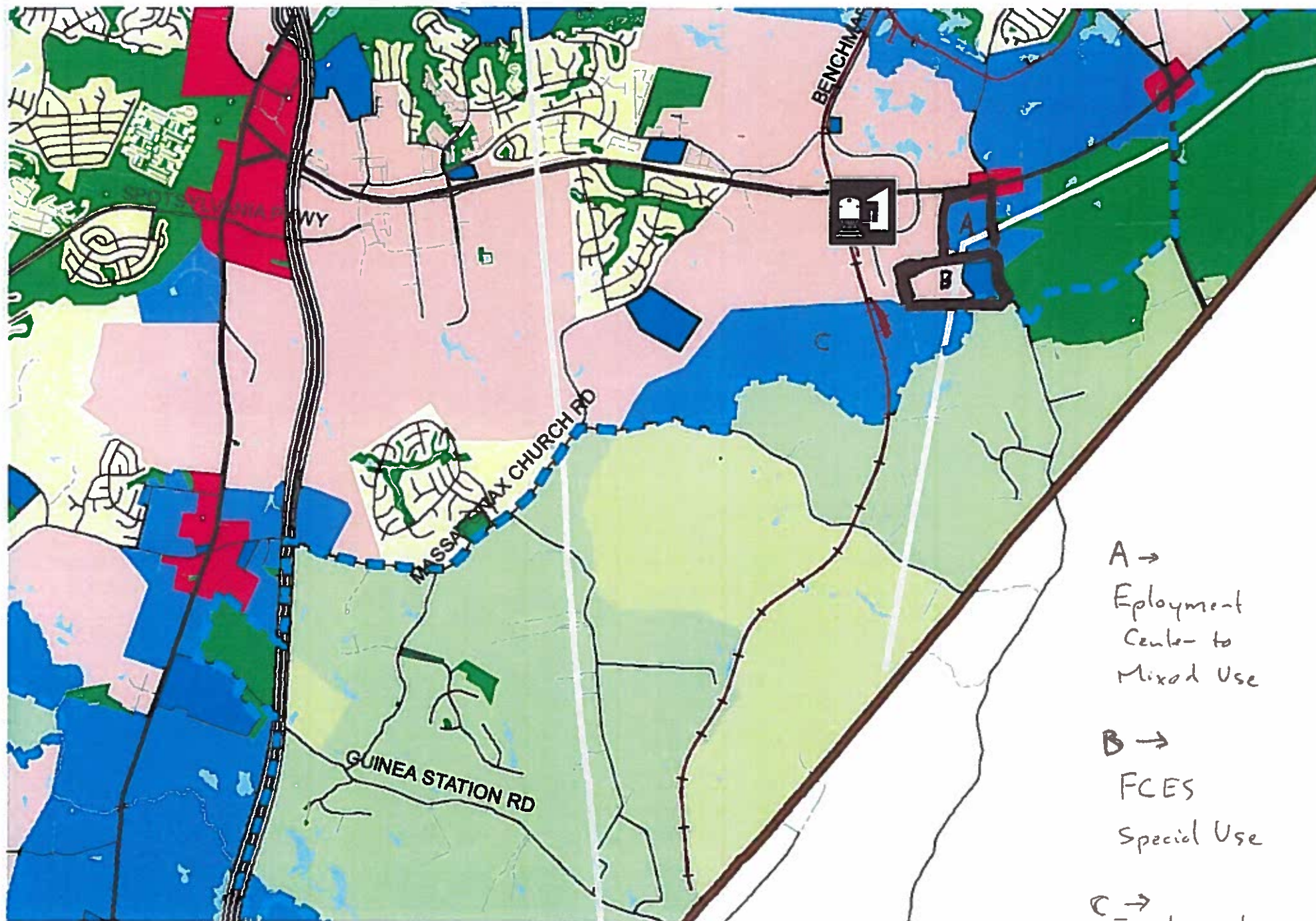
I know a week or so ago you said you were looking to put together a Comp Plan request as part of the CP update process. We have a joint meeting scheduled with the Planning Commission and Board on May 22nd. Trying to get BOS

and PC direction (on the same page) where they would like the CP to go. If you would like to submit your thoughts prior to that meeting we can hopefully get on the radar for discussion purposes. I know we have a few land use items in house currently and some suggestions coming in from the outside also. Feel free to send to Wanda and I.

Thanks,

Jacob L. Pastwik, AICP
Spotsylvania County Planning
9019 Old Battlefield Blvd, Suite 320
Spotsylvania, VA 22553
jpastwik@spotsylvania.va.us
Dept Phn: 540-507-7434
Desk: 540-507-7433





A →
Employment
Center to
Mixed Use

B →
FCES
Special Use

C →
Employment
Center to Mixed Use

**Future Land Use and Primary Development
Amendment Requests- New Post Area**

MR FULKS PDB REQUEST

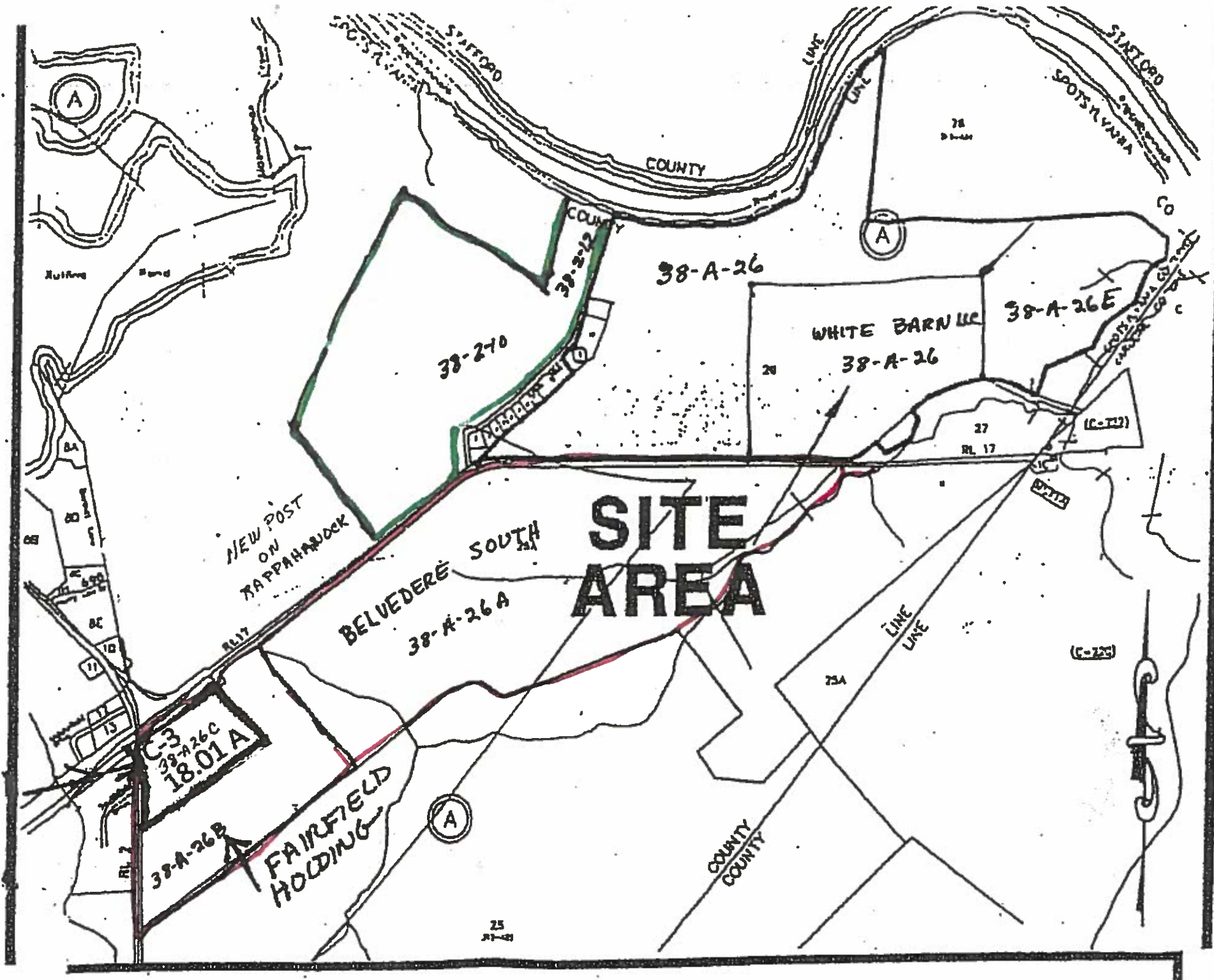
M. R. FULKS
1601 Belvedere Drive
Fredericksburg VA 22408
540 899-2828

The enclosed map shows properties (marked in red on the map) that are owned by Belvedere South Ltd. Partnership, (part of Tax Map 38-A-26A); Belvedere North LLC (Tax Map 38-A 26 C); and Fairfield Holdings, (Tax Map 38-A-26B) that extend on the southeast side of Rt. 17 from the southeast corner of Rt. 2 and Rt. 17 to the creek just beyond the entrance on the south side of Rt. 17 (opposite the entrance to Belvedere Plantation on the north side of Rt. 17.)

We would like this area to be designated as Mixed Use in the revised Comprehensive Plan. Some of the reasons for this change are listed below.

1. The property is located near the new VRE station. It is good planning to orient housing in and around public transportation centers.
2. The county has invested a considerable amount in water and sewer infrastructure in the immediate area. Common sense suggests it is wise to maximize that investment by serving the areas that can be served by the existing infrastructure as opposed to constructing more lines somewhere else.
3. There is already adequate open space in the immediate area because of the conservation easement just west of the property. Keeping this as open space would seem to supply more open space than is warranted for the area.
4. Across Rt. 17, as a part of the New Post community, a large parcel was placed in a conservation easement to accommodate the soccer complex. This open space replaced what used to be a Mixed Use designation. Therefore, it would be reasonable to add some additional Mixed Use area to replace what was lost to open space.
5. New Post offers a number of unique and desirable amenities. This property is right across Rt. 17 and "New Post on the Rappahannock" which would make it a natural Phase 2 for the New Post community. We have had initial discussions with Tricord about this possibility. They have expressed interest but state that the Primary Development Boundary and the Future Land Use Plan would need to be revised for this Mixed Use possibility.

M. R. Fulks Managing Partner Belvedere South Ltd. Partnership and Belvedere North LLC.
John Sims, Owner Fairfield Holdings



**Future Land Use and Primary Development
Amendment Requests- Tax Map 48-A-84,
50-A-100, 50-A-101**

From: [James Jarrell III](#)
To: [Jacob Pastwik](#)
Subject: Comp Plan Amendment
Date: Thursday, August 23, 2018 1:41:44 PM

Jacob:

It was a pleasure to catch up with you yesterday. I am bummed to hear about SGI's demise, but I am not surprised. Hopefully, we can still make some progress.

As we discussed, I have few parcels that I believe are good candidates for changes in the Comp Plan.

48-A-84 - First is a portion of parcel 48-A-84. This is actually the parcel that the Lidl tract came from. The portion that I am concerned with is the 35 acres that are in the northwest corner of the Smith Station/Leavells intersection. The Future Land Use for this parcel is shown as either Low Density Residential or Agricultural/Forestal (it is very difficult to distinguish the colors on the online version of the Comp Plan. In any case, I believe that a more appropriate land use would be either the Mixed Land Use or the High Density Residential. My reasoning for this is: (i) this property is located at a major intersection, (ii) this property is directly across the street from a large area that is planned for Employment Center, (iii) this property surrounds commercially zoned property at the intersection. The current planned land use seems inappropriate for a rapidly developing suburban area. This is no longer the rural area that it was just years ago. This is a perfect example of the change in circumstances that require periodic updates to the Comp Plan.

50-A-100, 50-A-101 – These parcels are located south of Massaponax Church Road, roughly across the road from Lancaster Gate. This area is located outside of the PSA and is slated for Rural Residential and Agricultural/Forestal. I would argue that the installation of the VRE and the expansion of the Mixed Use and Employment Centers nearby make this designation seem outdated. I believe that this area should be placed into the PDA and that a Low Density Residential use would be more appropriate.

I really appreciate your attention to this.

Sincerely,

James E. Jarrell III

President

Jarrell Properties Inc.

1005 Sophia St.

Fredericksburg, VA 22401

Office: 540-899-3825

Fax: 540-899-3827

jjarrell3@jarrellinc.com

Spotsylvania, Virginia

Parcel ID Number (PIN):	Property Address:	Owner:	Billing Address:
48-A-84	9010 Luck Stone LN Fredericksburg, VA	Coleman Family Farm LLC No Data	1005 Sophia ST FREDERICKSBURG, VA 22401

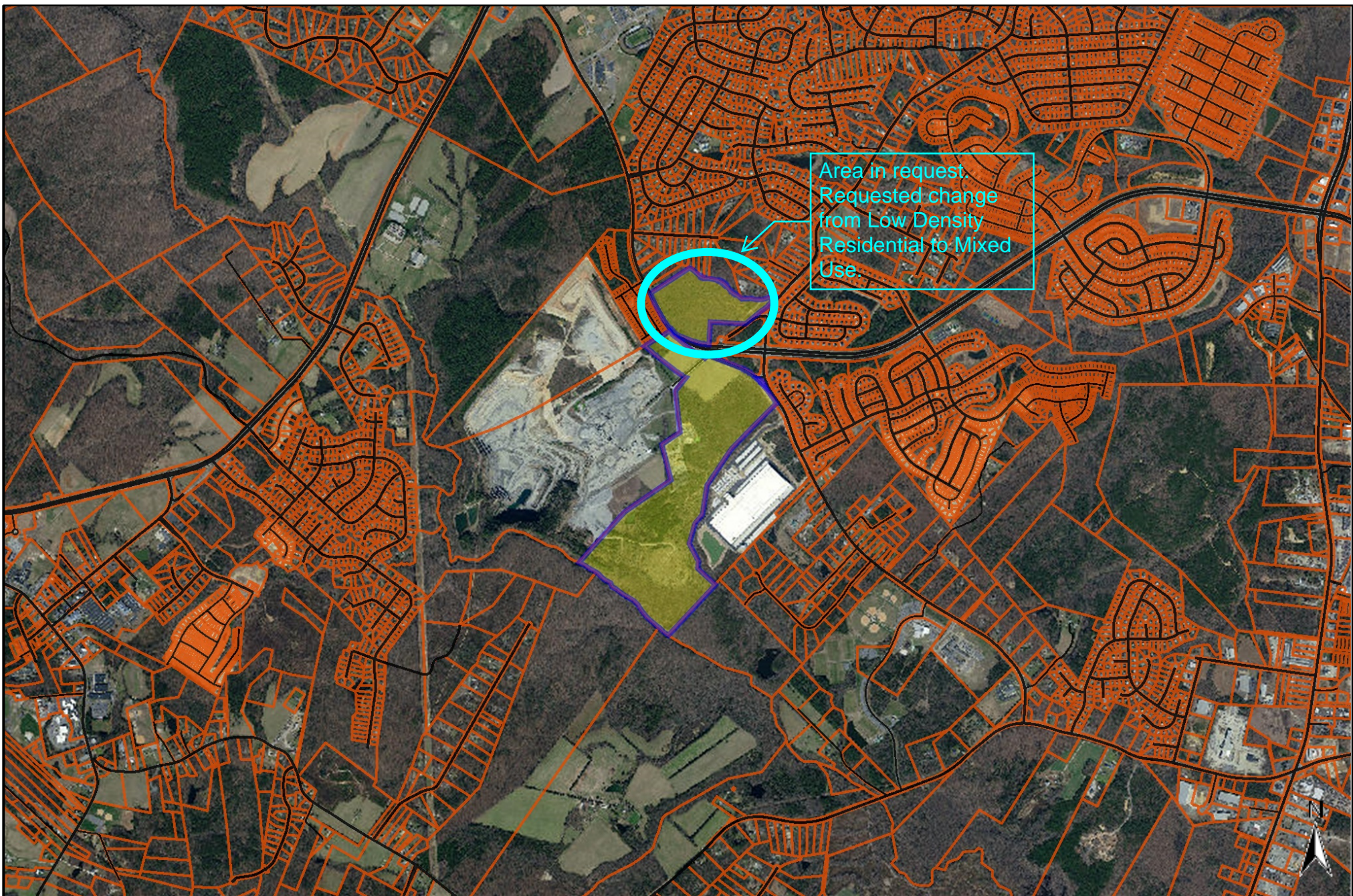
General Information		Voting District Information	
Subdivision:	-	Voting:	Battlefield
Legal Description 1:	Pt Coventry	Precinct:	TRAVELERS REST
Legal Description 2:	No Data	State House:	54
Legal Land Area:	207.61	State Senate:	17
		Congressional:	07
		Polling Place:	JOHN J WRIGHT EDUCATIONAL & CULTURAL CENTER
		Polling Address:	7565 COURTHOUSE ROAD
		This information listed above is based upon the location of the selected parcel in relation to the voting districts and is provided for general information purposes only. Since voting districts generally do not follow neatly along property lines, you can verify your voting location by using the map. Any specific questions about where you vote should be directed to the Spotsylvania County Voter Registrar's Office at (540) 507-7380.	

Census		School Information	
Magisterial:	COURTLAND DISTRICT	Elementary School:	Courtland Elementary
Census Block:	2005,2026	Middle School:	Spotsylvania Middle
Census Tract:	203.09,203.10	High School:	Courtland High
TAZ:	1710	School information is based upon the location of the selected parcel in relation to the school districts and is provided for general information purposes only. Please verify with the Spotsylvania County School Administration Office's Bus Stop Information Website.	
First Due :	1		

Land Development		Environmental Constraints	
Zoning:	I-2,RU	Resource Protection Area (RPA):	Y
AgForestal District:	N	FEMA 100 Year Flood Plain:	Y
Airport Protection Overlay District:	N	Watershed:	E20,F15
Historic Overlay District:	N	SubWatershed:	RA47,YO38
Highway Corridor Overlay District:	N	This information found here is provided for general reference purposes only and does not constitute an actual flood plain or RPA determination. This information is based upon the location of the selected parcels in relation to the FEMA 100 year Flood Plain or the Spotsylvania County's Resources Protection Area (RPA).Please contact a licensed professional engineer or surveyor for determination of how your property is affected by the Flood Plain or RPA.	
Reservoir Protection Overlay District:	N		
River Protection Overlay District:	N		
Information found here is provided for general reference purposes and does not constitute a written zoning determination. Please contact Zoning Office at (540)507-7222 for official zoning determinations.			

Assessment(2018)		Assessment Information is provided for general information purpose only. Please verify with Spotsylvania County Commissioner of Revenue Assessments Office http://www.spotsylvania.va.us/cor/realestate/assessmentsearch
Building Assessment:	\$	
Land Assessment:	\$2,491,300	
Year Built:	0	
Sq Footage:	No Data	
Transfer Date:	02/25/1999	
Instrument Number:	No Data	
Book Number:	1667	
Page:	187	

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Title: Parcel View

Date: 9/25/2019

Feet
0 800 1600 2400 3200
1:36,112 / 1"=2,347 Feet

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Spotsylvania, Virginia

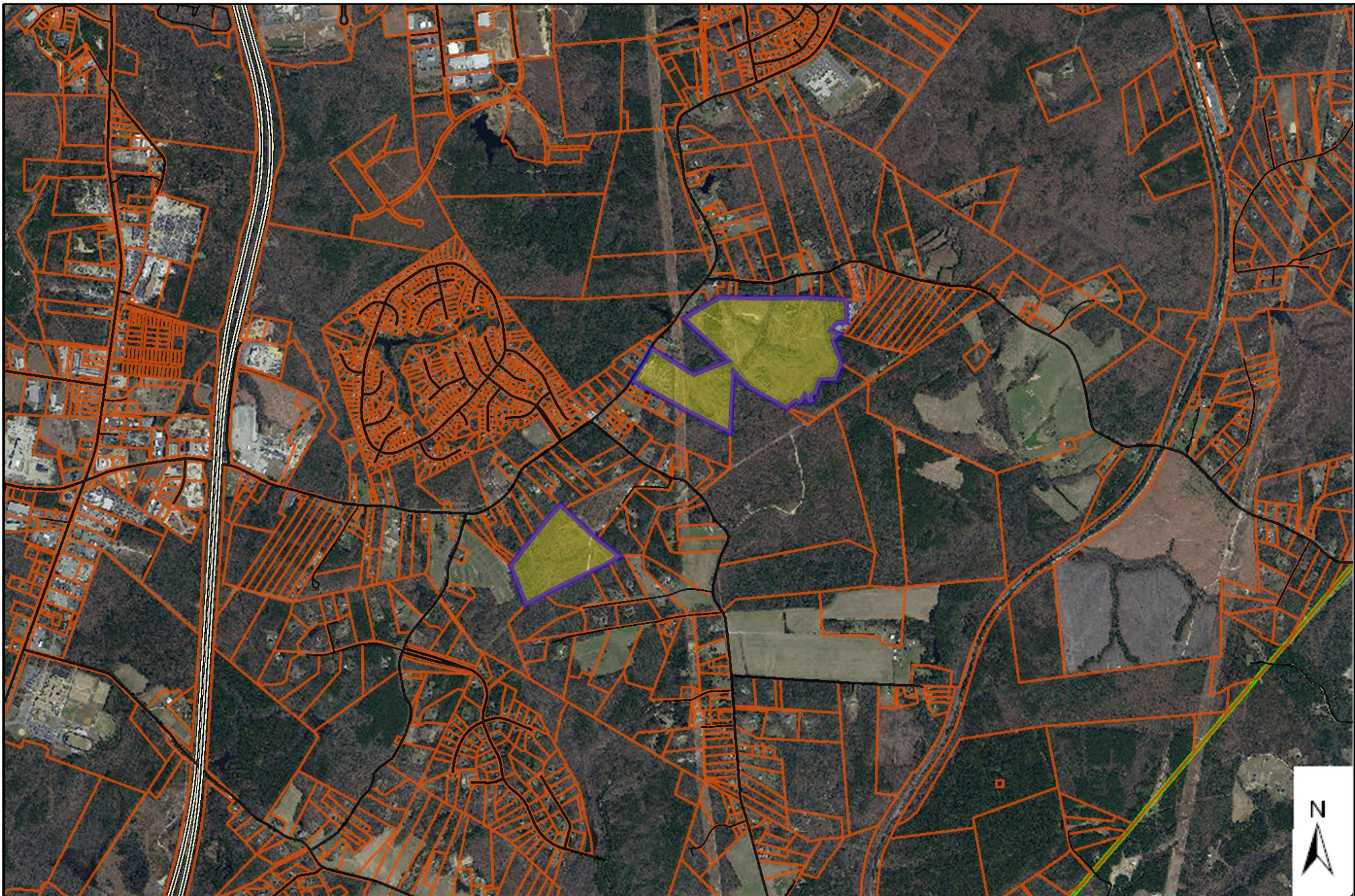
Parcel ID Number (PIN):	Property Address:	Owner:	Billing Address:
50-A-100	0 Assigned on Request No Data	JPI-Summit Crossing LLC No Data	1005 Sophia ST FREDERICKSBURG, VA 22401

General Information	Voting District Information
Subdivision: -	Voting: Berkeley
Legal Description 1: M Watkins	Precinct: MASSAPONAX
Legal Description 2: No Data	State House: 54
Legal Land Area: 152.00	State Senate: 4
	Congressional: 01
	Polling Place: MASSAPONAX HIGH SCHOOL
	Polling Address: 5200 GUINEA STATION ROAD
	This information listed above is based upon the location of the selected parcel in relation to the voting districts and is provided for general information purposes only. Since voting districts generally do not follow neatly along property lines, you can verify your voting location by using the map. Any specific questions about where you vote should be directed to the Spotsylvania County Voter Registrar's Office at (540) 507-7380.

Census	School Information
Magisterial: LEE HILL DISTRICT	Elementary School: Riverview Elementary
Census Block: 1040,1044,1047,1048	Middle School: Thornburg Middle
Census Tract: 202.05	High School: Massaponax High
TAZ: 1272	School information is based upon the location of the selected parcel in relation to the school districts and is provided for general information purposes only. Please verify with the Spotsylvania County School Administration Office's Bus Stop Information Website.
First Due : 11	

Land Development	Environmental Constraints
Zoning: RU	Resource Protection Area (RPA): N
AgForestal District: N	FEMA 100 Year Flood Plain: N
Airport Protection Overlay District: N	Watershed: F15
Historic Overlay District: N	SubWatershed: RA47,YO38
Highway Corridor Overlay District: N	This information found here is provided for general reference purposes only and does not constitute an actual flood plain or RPA determination. This information is based upon the location of the selected parcels in relation to the FEMA 100 year Flood Plain or the Spotsylvania County's Resources Protection Area (RPA). Please contact a licensed professional engineer or surveyor for determination of how your property is affected by the Flood Plain or RPA.
Reservoir Protection Overlay District: N	
River Protection Overlay District: N	
Information found here is provided for general reference purposes and does not constitute a written zoning determination. Please contact Zoning Office at (540)507-7222 for official zoning determinations.	

Assessment(2018)	Assessment Information is provided for general information purpose only. Please verify with Spotsylvania County Commissioner of Revenue Assessments Office http://www.spotsylvania.va.us/cor/realestate/assessmentsearch
Building Assessment: \$	
Land Assessment: \$628,600	
Year Built: 0	
Sq Footage: No Data	
Transfer Date: 05/26/2011	
Instrument Number: 201100008544	
Book Number: No Data	
Page: No Data	



Title: Parcel View

Date: 9/25/2019

Feet
0 800 1600 2400 3200
1:36,112 / 1"=2,347 Feet

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Spotsylvania, Virginia

Parcel ID Number (PIN):	Property Address:	Owner:	Billing Address:
50-A-101	0 Assigned on Request No Data	JPI-Summit Crossing LLC No Data	1005 Sophia ST FREDERICKSBURG, VA 22401

General Information		Voting District Information	
Subdivision:	-	Voting:	Berkeley
Legal Description 1:	M Watkins	Precinct:	MASSAPONAX
Legal Description 2:	No Data	State House:	54
Legal Land Area:	11.00	State Senate:	4
		Congressional:	01
		Polling Place:	MASSAPONAX HIGH SCHOOL
		Polling Address:	5200 GUINEA STATION ROAD
		This information listed above is based upon the location of the selected parcel in relation to the voting districts and is provided for general information purposes only. Since voting districts generally do not follow neatly along property lines, you can verify your voting location by using the map. Any specific questions about where you vote should be directed to the Spotsylvania County Voter Registrar's Office at (540) 507-7380.	

Census		School Information	
Magisterial:	LEE HILL DISTRICT	Elementary School:	Riverview Elementary
Census Block:	1048	Middle School:	Thornburg Middle
Census Tract:	202.05	High School:	Massaponax High
TAZ:	1272	School information is based upon the location of the selected parcel in relation to the school districts and is provided for general information purposes only. Please verify with the Spotsylvania County School Administration Office's Bus Stop Information Website.	
First Due :	11		

Land Development		Environmental Constraints	
Zoning:	RU	Resource Protection Area (RPA):	N
AgForestal District:	N	FEMA 100 Year Flood Plain:	N
Airport Protection Overlay District:	N	Watershed:	F15
Historic Overlay District:	N	SubWatershed:	YO38
Highway Corridor Overlay District:	N	This information found here is provided for general reference purposes only and does not constitute an actual flood plain or RPA determination. This information is based upon the location of the selected parcels in relation to the FEMA 100 year Flood Plain or the Spotsylvania County's Resources Protection Area (RPA). Please contact a licensed professional engineer or surveyor for determination of how your property is affected by the Flood Plain or RPA.	
Reservoir Protection Overlay District:	N		
River Protection Overlay District:	N		
Information found here is provided for general reference purposes and does not constitute a written zoning determination. Please contact Zoning Office at (540)507-7222 for official zoning determinations.			

Assessment(2018)		Assessment Information is provided for general information purpose only. Please verify with Spotsylvania County Commissioner of Revenue Assessments Office http://www.spotsylvania.va.us/cor/realestate/assessmentsearch
Building Assessment:	\$	
Land Assessment:	\$113,700	
Year Built:	0	
Sq Footage:	No Data	
Transfer Date:	05/26/2011	
Instrument Number:	201100008544	
Book Number:	No Data	
Page:	No Data	



Title: Parcel View

Date: 9/25/2019

Feet
0 200 400 600 800
1:9,028 / 1"=587 Feet

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**Primary Development Boundary Amendment
Request- Tax Map# 12-A-34**

Jacob Pastwik

From: Mike Gentry <mistyman53@gmail.com>
Sent: Tuesday, June 18, 2019 3:19 PM
To: Jacob Pastwik
Subject: Fwd: Primary settlement district expansion

----- Forwarded message -----

From: **mistyman53** <mistyman53@gmail.com>
Date: Tue, Jun 18, 2019, 3:01 PM
Subject: Primary settlement district expansion
To: <jpastwick@spotsylvania.va.us>

I Michael Gentry having property @12300 five mile rd. Fredericksburg va/ tax map#12-A-34 request that my property be included in the comprehensive plan for primary settlement district expansion if possible. As to my knowledge I think all utilities are available. This property contains a little over 6 acres and has 1200 ft.of road frontage on five mile road.

I have future plans in the near future for rezoning for age restricted housing or commercial development that would coincide with the surrounding area and neighborhoods already in place. Any help you can provide with this matter would be greatly appreciated.

Thanks.

Michael Gentry

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This email was Malware checked by UTM 9. <http://www.sophos.com>

Spotsylvania, Virginia

Parcel ID Number (PIN):	Property Address:	Owner:	Billing Address:
12-A-34	12300 Five Mile RD Fredericksburg, VA	Michael W Gentry or Betty L Gentry	13614 Black Meadow RD SPOTSYLVANIA, VA 22553

General Information		Voting District Information	
Subdivision:	-	Voting:	Courtland
Legal Description 1:	Richard Bolling	Precinct:	RIVERBEND
Legal Description 2:	No Data	State House:	88
Legal Land Area:	6.00	State Senate:	28
		Congressional:	07
		Polling Place:	RIVERBEND HIGH SCHOOL
		Polling Address:	12301 SPOTSWOOD FURNACE ROAD
		This information listed above is based upon the location of the selected parcel in relation to the voting districts and is provided for general information purposes only. Since voting districts generally do not follow neatly along property lines, you can verify your voting location by using the map. Any specific questions about where you vote should be directed to the Spotsylvania County Voter Registrar's Office at (540) 507-7380.	

Census		School Information	
Magisterial:	CHANCELLOR DISTRICT	Elementary School:	Harrison Road Elementary
Census Block:	3010	Middle School:	Chancellor Middle
Census Tract:	201.06	High School:	Riverbend High
TAZ:	1143	School information is based upon the location of the selected parcel in relation to the school districts and is provided for general information purposes only. Please verify with the Spotsylvania County School Administration Office's Bus Stop Information Website.	
First Due :	6		

Land Development		Environmental Constraints	
Zoning:	R-1	Resource Protection Area (RPA):	N
AgForestal District:	N	FEMA 100 Year Flood Plain:	N
Airport Protection Overlay District:	N	Watershed:	E19
Historic Overlay District:	N	SubWatershed:	RA45
Highway Corridor Overlay District:	N	This information found here is provided for general reference purposes only and does not constitute an actual flood plain or RPA determination. This information is based upon the location of the selected parcels in relation to the FEMA 100 year Flood Plain or the Spotsylvania County's Resources Protection Area (RPA).Please contact a licensed professional engineer or surveyor for determination of how your property is affected by the Flood Plain or RPA.	
Reservoir Protection Overlay District:	Y		
River Protection Overlay District:	N		
Information found here is provided for general reference purposes and does not constitute a written zoning determination. Please contact Zoning Office at (540)507-7222 for official zoning determinations.			

Assessment(2018)		Assessment Information is provided for general information purpose only. Please verify with Spotsylvania County Commissioner of Revenue Assessments Office http://www.spotsylvania.va.us/cor/realestate/assessmentsearch
Building Assessment:	\$57,700	
Land Assessment:	\$99,700	
Year Built:	1951	
Sq Footage:	936	
Transfer Date:	01/03/1996	
Instrument Number:	No Data	
Book Number:	1346	
Page:	296	



**Primary Development Boundary Amendment
Requests- Tax Map# 12-A-43, 12-A-50A**

From: Jacob Pastwik
To: [Wanda Parrish](#); [Patrick White](#)
Subject: RE: Another Comp Plan PDB Request
Date: Thursday, July 26, 2018 11:06:00 AM
Attachments: [image001.png](#)
[12-A-43.pdf](#)
[TM 12-A-50A.pdf](#)

Received another PDB request for expansion with TM 12-A-43, 12-A-50A looking to buy land and develop it. This is in that Five Mile Road area and adjacent to Barkley Woods but on the west side of it. Have just called and left voice message requesting the inquiry be submitted in writing with details so we can further look into it and coordinate review of feasibility with Utilities. Potential tie in with that Five Mile Road area question mark given development already built or enabled in that area or problematic due to topography issues. Have a feeling at least 12-A-50A may be pushing boundary a bit. 43 more within realm and surrounded on 2 sides by PDB.

No word based on voicemail what target use would be for development. Would think something like an office park might be more favorably viewed to housing but I have no details at this time. Await email request.

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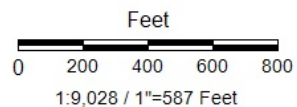






Title: TM 12-A-50A

Date: 7/26/2018



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