

ZONING RECLASSIFICATION

APPLICATION



AUGUST 2020

Stafford County Department of Planning & Zoning

1300 Courthouse Road
P.O. Box 339
Stafford, VA 22555-0339

Phone: 540-658-8668
Fax: 540-658-6824

www.staffordcountyva.gov

NOTICE

Stafford County treats all applications and applicants equally. The County does not discriminate against religion, or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the laws of the United States and the Commonwealth of Virginia, no government may discriminate against any religion or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the Religious Land Use and Institutionalized Persons Act ("RLUIPA"), no government may apply its zoning or land use laws, or its policies and procedures in a manner that unjustifiably imposes a substantial burden on the religious exercise of a person, assembly, or institution.

RLUIPA also provides that no government may apply its zoning or land use laws in a manner that treats a religious assembly or institution on unequal terms with a non-religious institution or assembly.

Finally, RLUIPA provides that no government may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

Stafford County does not discriminate in its planning, permitting, utilities, and land use processes, practices, and policies. Stafford County treats all applications and applicants equally.

Reclassification Application Instructions

1. It is recommended that a preliminary conference should be held with the staff to discuss the application before it is filed.
2. Resolution R16-170 is the policy for the filing of rezoning and proffer amendment applications with Stafford County and is provided in the Appendix of this application. Resolution 19-188 is the policy for processing rezoning and proffer amendment applications with Stafford County and is provided in the Appendix of this application.
3. The application process takes approximately 6 to 9 months from time of submittal to a final decision. The following are the steps involved in the processing of an application:
 - The application is filed. Note that the application can be filed at any time during the month.
 - The application is reviewed by staff for completeness to be deemed to be filed. The department director will provide a written notice to the applicant identifying the date the application is deemed to be filed.
 - If the application is filed by the third Friday of the month, it will be reviewed during the following month.
 - The application is scheduled for the staff Development Review Meeting on the first Wednesday of the following month.
 - Staff provides review comments by the end of the same month.
 - Applicant resubmits application materials in response to staff comments.
 - Staff reviews revised application materials. The length of time for review is dependent on the number of outstanding issues.
 - Once the issues are addressed, the case is scheduled for the next available Planning Commission public hearing. Approximately 1 month is needed to meet public notification requirements.
 - Following the Planning Commission public hearing, the Planning Commission has up to 100 days to make a decision.
 - Following the Planning Commission decision, the case is scheduled for a public hearing with the Board of Supervisors. The Chairman of the Board typically schedules the case, one month after the Planning Commission decision for required public notice.
 - Following the public hearing, the Board of Supervisors must decide to approve or deny the request no later than one year from the date the application is filed, unless extended at the Applicant's written request or consent.
4. Additional information regarding proffers is provided in the Appendix of this application.
5. Pursuant to R19-188, any pending application exceeding 18 months from the date of filing a complete application shall be administratively closed unless a time extension was requested in writing by the applicant and granted by the Board.

Application Submittal Checklist

- ☒ Completed **"Project Information & Primary Contacts"** form (Page 6)
 - ☐ Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 7)
 - ☐ Signed and Notarized **Owner's Consent Statement** (if applicant/agent is not the owner)
 - ☒ Completed **"General Information"** sheet (Page 8)
 - ☒ Completed **"Review Fee Calculation"** sheet and appropriate fees payable to "County of Stafford" and "Virginia Department of Transportation" (if applicable) (Pages 9 – 11)
 - ☒ Completed **"List of Adjoining Property Owners"** (Pages 12 & 13)
 - ☒ Completed **"Application Affidavit"** (Pages 14 – 17)
 - N/A ☐ Completed **"Checklist for Generalized Development Plans"** (Pages 19 & 20)
 - N/A ☐ Completed **"Transportation Impact Analysis Determination Form"** (Page 21)
 - ☒ Proof that **Real Estate Taxes** have been paid
 - N/A ☐ Complete **Legal Description** of the area to be reclassified (Acreage must match Boundary Survey Plat)
 - N/A ☐ Completed **Impact Statements** (See **"Checklist for Impact Statements"** (Page 18)
 - N/A ☐ Completed **Transportation Impact Analysis (TIA)**, if required (Five (5) paper copies with electronic copies or ftp site) (See **"VDOT Rezoning Package Checklist"**, Page 23)
-

PLATS AND PLANS

- N/A ☐ **Boundary Survey Plat** of area subject to rezoning (with 3 copies at 8½" x 11" size) (Acreage must match Legal Description)
- N/A ☐ **Generalized Development Plan** (12 full-size copies at 24"x 36" size)
 - * See **"Checklist for Generalized Development Plans"** (Pages 19 & 20)

Applications for reclassification to the P-TND zoning district shall also include:

- ☐ Twenty (20) copies of the Regulating Plan
 - ☐ Twenty (20) copies of the Neighborhood Design Standards
-

PROFFER STATEMENT – OPTIONAL

- ☒ **Proffer Statement** (It is preferred for the proffer statement to be properly executed upon initial submittal, or as soon thereafter as possible. Prior to advertisement of any public hearing, the latest version of the proffer statement must be properly executed – see Notice to Applicants Regarding Proffers – Pages 24 & 25)

If Proffer Statement is for new residential developments and residential components of mixed-use properties:

N/A ☐ Completed Election of Code Provisions for Residential Proffers Worksheet (Page 26)

PROFFER REASONABLENESS ANALYSIS

N/A ☐ Proffer Reasonableness Analysis

Note: if electing to proceed under legislation requiring an evaluation of reasonableness, the Proffer Reasonableness Analysis is required. See Table on Page 26.

RECEIVED

DATE: _____ INITIALS: _____

OFFICIALLY SUBMITTED

DATE: _____ INITIALS: _____

Other Optional Application Materials

Although not required, the following additional materials are requested to be included with the initial application submission, if available. These items are often requested during the review process. Providing the information in advance can assist in accelerating the review:

1. Site Illustrations or Building Elevations
2. Electronic Version of generalized development plans, boundary survey, and any illustrations (a pdf on a CD, DVD, sent via email, or through ftp site is acceptable)
3. Additional Fiscal Impact Information for Commercial Rezoning, including:
 - a) Direct jobs expected to be created from the rezoning (years 1-5)
 - b) Estimated average wage
 - c) North American Industry Classification System (NAICS) business sector code
 - d) Projected investment in real property - broken down by land and building (years 1-5)
 - e) Projected investment in machinery & tools/equipment (years 1-5)
 - f) Projected investment in business tangible personal property (years 1-5)
 - g) Other revenues projected such as Sales, Meals, Lodging Taxes (years 1-5)

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u> _____
<u>Proffer Amendment for Stafford Nursing Home and Retirement Community</u>	
PROJECT NAME <u>140, 60, and 55 Brimley Drive, Fredericksburg, VA 22406</u>	SECTION <u>21.773</u>
ADDRESS (IF AVAILABLE) <u>44FF-1; 44FF-2; 44FF-2B</u>	TOTAL SITE ACREAGE <u>LC Life Care</u>
TAX MAP/PARCEL(S) <u>Parcels located off the intersection of Berea Church Road and Brimley Drive</u>	ZONING DISTRICT _____
LOCATION OF PROJECT	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input type="checkbox"/>
<u>Hunter D. Smith</u> (Applicant)	<u>Smith/Packett Med-Com, Inc.</u>
NAME	COMPANY
<u>4423 Pheasant Ridge Road, Suite 301</u> <u>Roanoke</u> <u>VA</u> <u>24014</u>	
ADDRESS CITY STATE ZIP	
PHONE NUMBER FAX NUMBER EMAIL ADDRESS	

<u>OWNER</u> (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
<u>Hunter D. Smith</u>	<u>Stafford II-AL Investors, LLC</u>
NAME	COMPANY
<u>4423 Pheasant Ridge Road, Suite 301</u> <u>Roanoke</u> <u>VA</u> <u>24014</u>	
ADDRESS CITY STATE ZIP	
PHONE NUMBER FAX NUMBER EMAIL ADDRESS	

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
NAME	COMPANY
ADDRESS CITY STATE ZIP	
PHONE NUMBER FAX NUMBER EMAIL ADDRESS	

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u> _____
<u>Proffer Amendment for Stafford Nursing Home and Retirement Community</u>	
<u>PROJECT NAME</u>	<u>SECTION</u>
<u>140, 60, and 55 Brimley Drive, Fredericksburg, VA 22406</u>	<u>21.773 acres</u>
<u>ADDRESS (IF AVAILABLE)</u>	<u>TOTAL SITE ACREAGE</u>
<u>44FF-1; 44FF-2; 44FF-2B</u>	<u>LC Life Care</u>
<u>TAX MAP/PARCEL(S)</u>	<u>ZONING DISTRICT</u>
<u>Parcels located off the intersection of Berea Church Road and Brimley Drive</u>	
<u>LOCATION OF PROJECT</u>	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	<u>Primary Contact Person</u> <input checked="" type="checkbox"/>
<u>Charles W. Payne, Jr.</u> (Agent)	<u>Hirschler</u>
<u>NAME</u>	<u>COMPANY</u>
<u>725 Jackson Street, Suite 200</u> <u>Fredericksburg</u> <u>VA</u> <u>22401</u>	
<u>ADDRESS</u> <u>CITY</u> <u>STATE</u> <u>ZIP</u>	
<u>(540) 604-2108</u>	<u>cpayne@hirschlerlaw.com</u>
<u>PHONE NUMBER</u> <u>FAX NUMBER</u>	<u>EMAIL ADDRESS</u>

<u>OWNER</u> (Provide attachments if multiple owners)	<u>Primary Contact Person</u> <input type="checkbox"/>
<u>Hunter D. Smith</u>	<u>Accomack Health Investors, LLC</u>
<u>NAME</u>	<u>COMPANY</u>
<u>4423 Pheasant Ridge Road, Ste 301</u> <u>Roanoke</u> <u>VA</u> <u>24014</u>	
<u>ADDRESS</u> <u>CITY</u> <u>STATE</u> <u>ZIP</u>	
<u>PHONE NUMBER</u> <u>FAX NUMBER</u>	<u>EMAIL ADDRESS</u>

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	<u>Primary Contact Person</u> <input type="checkbox"/>
<u>NAME</u>	<u>COMPANY</u>
<u>ADDRESS</u> <u>CITY</u> <u>STATE</u> <u>ZIP</u>	
<u>PHONE NUMBER</u> <u>FAX NUMBER</u>	<u>EMAIL ADDRESS</u>

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u> _____
<u>Proffer Amendment for Stafford Nursing Home and Retirement Community</u>	
PROJECT NAME	SECTION
<u>140, 60, and 55 Brimley Drive, Fredericksburg, VA 22406</u>	<u>21.773 acres</u>
ADDRESS (IF AVAILABLE)	TOTAL SITE ACREAGE
<u>44FF-1; 44FF-2; 44FF-2B</u>	<u>LC Life Care</u>
TAX MAP/PARCEL(S)	ZONING DISTRICT
<u>Parcels located off the intersection of Berea Church Road and Brimley Drive</u>	
LOCATION OF PROJECT	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input type="checkbox"/>		
NAME	COMPANY		
ADDRESS	CITY	STATE	ZIP
PHONE NUMBER	FAX NUMBER	EMAIL ADDRESS	


<u>OWNER</u> (Provide attachments if multiple owners) <u>Saber Healthcare Group,</u> <u>C/O Michael Coyne, Community Support and Development</u>	Primary Contact Person <input type="checkbox"/>		
NAME	COMPANY		
<u>23700 Commerce Park</u>	<u>Beachwood</u>	<u>Ohio</u>	<u>44122</u>
ADDRESS	CITY	STATE	ZIP
PHONE NUMBER	FAX NUMBER	EMAIL ADDRESS	

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>		
NAME	COMPANY		
ADDRESS	CITY	STATE	ZIP
PHONE NUMBER	FAX NUMBER	EMAIL ADDRESS	

Statements of Understanding

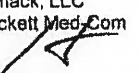
I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as outlined in this application and as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements of this application and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Stafford IL-AL Investors, LLC
By: New Horizons Health Investors, LLC, Sole Member
By: Smith/Packett Med-Com, LLC, Manager



Signature of Owner/Co Owner
Accomack Health Investors, LLC
By: SP Accomack, LLC
By: Smith/Packett Med-Com

Hunter D. Smith 4-4-21
Printed Name Date



Signature of Owner/Co Owner
MS Stafford, LP
By: HL GP, LLC, its general partner

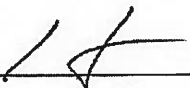
Hunter D. Smith 4-4-21
Printed Name Date

Signature of Owner/Co Owner

Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as outlined in this application and as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements of this application and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Smith/Packett Med-Com, LLC



Signature of Applicant/Agent

Hunter D. Smith 4.4.21
Printed Name Date

* Additional sheets may be used, if necessary.

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as outlined in this application and as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements of this application and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Stafford IL-AL Investors, LLC
By: New Horizons Health Investors, LLC, Sole Member
By: Smith/Packett Med-Com, LLC, Manager

Signature of Owner/Co Owner
Accomack Health Investors, LLC
By: SP Accomack, LLC
By: Smith/Packett Med-Com

Printed Name

Date

Signature of Owner/Co Owner
MS Stafford, LP
~~XXXXXXXXXXXXXXXXXXXX~~

Printed Name

Date

Mary Ellen Pisanelli

5/2/22

Signature of Owner/Co Owner

Printed Name

Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as outlined in this application and as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements of this application and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Smith/Packett Med-Com, LLC

Signature of Applicant/Agent

Printed Name

Date

* Additional sheets may be used, if necessary.

OWNER'S NOTARIZED CONSENT

I, the undersigned, do hereby authorize the applicant, **SMITH/PACKETT MED-COM, LLC**, or its successors and assigns (collectively "Applicant"), to file on my behalf all proffer amendment or other land use or permitting applications necessary to amend proffers related to Stafford County Tax Map Number(s) 44FF-2, 44FF-2B and 44FF-1 as Applicant may reasonably determine for purposes of ~~drive-through use under current LC zoning~~ and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

Stafford IL-AL Investors, LLC
a Virginia limited liability company

By: New Horizons Health Investors, LLC,
a Virginia limited liability company, Sole Member

By: Smith Packett Med-Com, LLC,
a Virginia limited liability company, Manager

By: [Signature]
Print Name: Hunter D. Smith
Title: Vice Chairman Manager

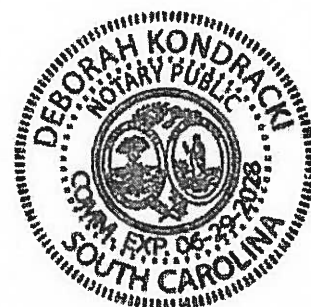
~~COMMONWEALTH OF VIRGINIA~~ State of South Carolina
CITY OF ~~ROANOKE~~, to wit:
Charleston

I, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that Hunter D. Smith, in his/her capacity as Vice Chairman Manager for Smith Packett Med-Com, LLC, a Virginia limited liability company, the Manager of New Horizons Health Investors, LLC, a Virginia limited liability company, the Sole Member of Stafford IL-AL Investors, LLC, a Virginia limited liability company, on behalf of the company.

GIVEN under my hand and seal this 4 day of April, 2022.

[Signature]
Notary Public

Print Name: Deborah Kondracki
My Commission Expires: 06-29-2028
Registration No.: N/A
[Seal]



OWNER'S NOTARIZED CONSENT

I, the undersigned, do hereby authorize the applicant, **SMITH/PACKETT MED-COM, LLC**, or its successors and assigns (collectively "Applicant"), to file on my behalf all proffer amendment or other land use or permitting applications necessary to amend proffers related to Stafford County Tax Map Number(s) 44FF-2, 44FF-2B and 44FF-1 as Applicant may reasonably determine for purposes of ~~drive-through use under current LC zoning~~ and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same. ^{of removal of current proffer for lighting existing recreational trail}

OWNER ACKNOWLEDGMENT & CONSENT

Accomack Health Investors, LLC
a Virginia limited liability company

By: SP Accomack, LLC, a Virginia limited liability company, Sole Member

By: Smith/Packett Med-Com, LLC,
a Virginia limited liability company, Manager

By: /s/
Print: Hunter D. Smith
Its: Vice Chairman Manager

STATE/Commonwealth of South Carolina :
CITY/COUNTY OF Charleston, to wit:

I, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that Hunter D. Smith, in his/her capacity as Vice Chairman Manager of Smith/Packett Med-Com, LLC, Manager of SP Accomack, LLC, the Sole Member of Accomack Health Investors, LLC, and has personally acknowledged the same before me in my aforesaid jurisdiction on behalf of the company.

GIVEN under my hand and seal this 4 day of April, 2022.

[Signature]
Notary Public

Print Name: Deborah Kondracki
My Commission Expires: 06-29-2028
Registration No.: N/A

[Seal]



OWNER'S NOTARIZED CONSENT

I, the undersigned, do hereby authorize the applicant, **SMITH/PACKETT MED-COM, LLC**, or its successors and assigns (collectively "Applicant"), to file on my behalf all proffer amendments or other land use or permitting applications necessary to amend proffers related to Stafford County Tax Map Number(s) 44FF-2, 44FF-2B and 44FF-1 as Applicant may reasonably determine for the purpose of removal of the current proffer for lighting the existing recreational trail, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

MS Stafford, L.P., an Indiana limited partnership

By: Mary Ellen Pisanelli

Print: Mary Ellen Pisanelli

Title: Authorized Signatory

STATE OF OHIO,
COUNTY OF LUCAS, to wit:

The foregoing instrument was acknowledged before me on this 2nd day of May, 2022 by Mary Ellen Pisanelli, the Authorized Signatory of MS Stafford, L.P., an Indiana limited partnership on behalf of the limited partnership. This is an acknowledgment certificate. No oath or affirmation was administered to the signer.



Theresa S Whetro
Notary Public
In and for the State of Ohio
My Commission Expires
June 16, 2025

Theresa S Whetro
Notary Public

[Seal]

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Request to amend proffer statement to remove the current proffer for lighting the existing recreational trail.

INFORMATION FOR FEE CALCULATIONS

_____ # of Acres

Type of Rezoning:

- ☐ Standard Rezoning
- ☐ Planned Development
- ☐ Proffer Amendment (Previous Ordinance # _____ Date of Ordinance _____)
- ☒ Minor Proffer Amendment
- ☐ Minor Proffer Amendment (when submitted simultaneously with Minor Conditional Use Permit Application)

INFORMATIONAL

Previous Ordinance # 008-03, 009-35, 014-20, and 017-21

Previous Resolution # _____

of Lots (if rezoning to residential) _____

Original Zoning _____

Proposed Zoning _____

Proposed Use(s) _____

Review Fee Calculations

STAFFORD COUNTY FEES:

The County review fee calculations are divided into four sections. Each section is based on a different type of reclassification. Determine the application fee by filling out the one section that applies.

Section I. Standard Rezoning:

A. Base Fee: (Required - Enter the dollar amount that applies)
If less than 5.0 acres\$4,375.00
If 5.0 acres or greater\$12,500.00..... \$ _____

B. General Fee: (If greater than 5 acres)
(_____ Acres - 5) X \$125 \$ _____

C. Fire & Rescue Review Fee (required)..... \$ _____

D. Utilities Department Review Fee (required)..... \$ _____

E. Public Works Review Fee (required)..... \$ _____

F. Traffic Impact Analysis Review Fee: (If TIA required)
Volume <1,000 VPD\$200.00
Volume >1,000 VPD\$400.00..... \$ _____

G. Adjacent Property Notification (required):
(_____ Adjacent properties) X \$6.48 \$ _____

Sub-total (Add appropriate amounts from lines A thru G above)..... \$ _____

H. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ _____

TOTAL (Sub-total + H. Technology Fee)..... \$ _____

Section II. Planned Development:

(For requests to the PD-1, PD-2, or P-TND zoning districts)

A. Base Fee \$ _____

B. General Fee:
(_____ Acres - 75) X \$25 \$ _____

C. Fire & Rescue Review Fee (required) \$ _____

D. Utilities Department Review Fee (required) \$ _____

E. Public Works Review Fee (required)..... \$ _____

F. Traffic Impact Analysis Review Fee: (If TIA required)
Volume <1,000 VPD\$200.00
Volume >1,000 VPD\$400.00..... \$ _____

G. Adjacent Property Notification (required):
(_____ Adjacent properties) X \$6.48 \$ _____

Sub-total (Add lines A through G) \$ _____

H. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ _____

TOTAL (Sub-total + H. Technology Fee)..... \$ _____

Section III. Proffer Amendment:

A. General Fee:
\$10,000 + If Acres>5 ((Acres - 5) X \$25) \$ _____

B. If Planned Development:
\$10,000 + ((_____ Acres - 75) X \$25) \$ _____

C. Adjacent Property Notification (required):
(_____ Adjacent properties) X \$6.48 \$ _____

Sub-total (Add lines A and C) or
(Add lines B and C) \$ _____

D. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ _____

TOTAL (Sub-total + D. Technology Fee)..... \$ _____

Section IV. Minor Proffer Amendment:

A. General Fee: \$ 6,190.00

B. Adjacent Property Notification (required):
(13 Adjacent properties) X \$6.48 \$ 84.24

Sub-total (Add lines A and B) \$ 6,274.24

C. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ 172.54

TOTAL (Sub-total + C. Technology Fee)..... \$ 6,446.78

**Section V. Minor Proffer Amendment (when submitted simultaneously
with minor Conditional Use Permit Application):**

A. General Fee: \$ _____

B. Adjacent Property Notification (required):
(_____ Adjacent properties) X \$6.48 \$ _____

Sub-total (Add lines A and B) \$ _____

C. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ _____

TOTAL (Sub-total + C. Technology Fee)..... \$ _____

Sections I, II, III, IV and V: MAKE CHECK PAYABLE TO "STAFFORD COUNTY".

- If an application is withdrawn prior to the first public hearing, fifty (50) percent of the amount of the application fee may be refunded to the applicant.
- If an application is withdrawn after the first public hearing, the application fee is non-refundable.

VIRGINIA DEPARTMENT OF TRANSPORTATION FEES:

Transportation Impact Analysis Fee:

(For applications that meet VDOT Traffic Impact Analysis thresholds)

A. Subject to low volume road criteria (see 24 VAC 30-155-40 A 3) \$ 250.00

B. All other submissions \$ 1000.00

MAKE CHECK PAYABLE TO "VIRGINIA DEPARTMENT OF TRANSPORTATION"

For a third or subsequent submission of a rezoning proposal that is requested by VDOT on the basis of the failure of the applicant to address deficiencies previously identified by VDOT, the fee is equal to the initial fee paid. (per 24 VAC 30-155, §15.2-2222.1 of the Code of Virginia)

List of Adjoining Property Owners

The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

<u>45N 27 X</u>	<u>England Run North Homeowners Association</u>	
TAX MAP / PARCEL	NAME	
<u>11351 Random Hills Road, Suite 500</u>		
MAILING ADDRESS		
<u>Fairfax</u>	<u>VA</u>	<u>22030</u>
CITY	STATE	ZIP

<u>44 119G</u>	<u>Brandywine Hill Business Park Proper</u>	
TAX MAP / PARCEL	NAME	
<u>14145 Brandywine Road</u>		
MAILING ADDRESS		
<u>Brandywine</u>	<u>MD</u>	<u>20613</u>
CITY	STATE	ZIP

<u>44 119N</u>	<u>Brandy Hill Properties 2004 LLC</u>	
TAX MAP / PARCEL	NAME	
<u>PO Box 7165</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22404</u>
CITY	STATE	ZIP

STAFFORD COUNTY
Department of Planning and Zoning

<u>44 106E</u>	<u>1190 International Parkway L C</u>	
TAX MAP / PARCEL	NAME	
<u>PO Box 7165</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22404</u>
CITY	STATE	ZIP

<u>44 106C</u>	<u>Executive Properties LLC</u>	
TAX MAP / PARCEL	NAME	
<u>1170 International Parkway</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>44 107</u>	<u>Barbara Snellings Lewis, Trustee of the Barbara Snellings Lewis Trust Agreement and Maynard E. T. Lewis, Trustee of the Maynard Lewis Trust Agreement</u>	
TAX MAP / PARCEL	NAME	
<u>1335 Truslow Road</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>44HH 5</u>	<u>Jeffrey D. & Gabriella S. Sanford</u>	
TAX MAP / PARCEL	NAME	
<u>6 Monacan Ct</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

STAFFORD COUNTY
Department of Planning and Zoning

<u>44HH 4</u>	<u>Orlando C. Cepeda</u>	
TAX MAP / PARCEL	NAME	
<u>5 Monacan Ct</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>44HH 3</u>	<u>Gloria Okyne & William Scott</u>	
TAX MAP / PARCEL	NAME	
<u>3 Monacan Ct</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>44HH 1</u>	<u>Ingrid Lauren & Daniel Mar Davenport</u>	
TAX MAP / PARCEL	NAME	
<u>1 Berea Knolls Drive</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>44HH A</u>	<u>Berea Knolls Homeowners Association</u>	
TAX MAP / PARCEL	NAME	
<u>11915 Main Street</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22408</u>
CITY	STATE	ZIP

STAFFORD COUNTY
Department of Planning and Zoning

<u>44 117R</u>	<u>Lorraine Carmean</u>	
TAX MAP / PARCEL	NAME	
<u>77 Wateredge Ln</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>44 117P</u>	<u>Richard L Irwin & Judy Louise Bernac</u>	
TAX MAP / PARCEL	NAME	
<u>169 Berea Church Road</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		
_____	_____	_____
CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		
_____	_____	_____
CITY	STATE	ZIP

Application Affidavit

This form to be filed with:

STAFFORD COUNTY
BOARD OF SUPERVISORS

1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555

Internal Use Only	
Project Name:	_____
A/P #:	_____
Date:	_____

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

1. Applicant information

Name of Applicant Hunter D. Smith, Vice Chairman Manager
Name of Company Smith/Packett Med-Cor, Inc.

Applicant Address 4423 Pheasant Ridge Road, Suite 301
Roanoke, VA 24014

Applicant's Signature 

Name of Agent Charles W. Payne, Jr.

Address of Agent 725 Jackson Street, Suite 200, Fredericksburg, VA 22401

2. Type of Application

- | | |
|--|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Rezoning - Minor Proffer Amendment | <input type="checkbox"/> Special Exception |

Application Affidavit

Page 2

Applicant: Smith/Packell Med-Com, LLC

Project Name: _____
A/P #: _____
Date: _____

3. Property Information

Assessor's Parcel(s) 44FF-1, 44FF-2, and 44FF-2B

Address 140, 60, and 55 Brimley Drive,
Fredericksburg, VA 22406

4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.

<u>Name of owners</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____

5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders.

<u>Name of Members</u>	<u>Address</u>
<u>Stafford IL-AL Investors, LLC</u>	_____
<u>New Horizons Health Investors, LLC</u>	_____
<u>Smith/Packett Med-Com, LLC</u>	_____
<u>Accomack Health Investors, LLC</u>	_____
<u>SP Accomack, LLC</u>	_____
<u>MS Stafford, LP</u>	_____
<u>HL GP, LLC</u>	_____

6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Application Affidavit

Page 3

Applicant: Smith/Packett Med-Com, LLC

Project Name: _____

A/P #: _____

Date: _____

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders

Name of Members

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

8. Have all individuals listed on this affidavit been notified of the purpose of the application?

☒

Yes

☐

No

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

Name

Address, including zip code, no P.O. Box please

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Number of owners to be notified: _____X

Cost for certified letters \$ _____ (cost as of the day of submittal)

Total due: \$ _____ (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.

Application Affidavit

Page 4

Applicant: Smith/Packett Med-Com, LLC

Project Name: _____
A/P #: _____
Date: _____

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer Hunter D. Smith

Corporate Office of Signer Vice Chairman Manager

Signature [Signature]

Date 4.4.2022

STATE/Commonwealth of South Carolina
CITY/COUNTY OF Charleston, to wit:

The forgoing affidavit was acknowledged before me this 4 day of April,
2022 by Hunter D. Smith owner/applicant.

My commission expires: 06-29-2028



[Signature]
Notary Public Deborah Kondracki

Checklist for Impact Statements

Impact statements are required for rezoning requests which meet at least one of the following criteria:

- a. would allow for a use(s) that could generate more than 500 average daily vehicle trips;
- b. would have a gross density of more than seven (7) dwelling units per acre;
- c. would have more than fifty (50) dwelling units;
- d. would be greater than fifty (50) acres in size;
- e. propose a commercial rezoning adjacent to residentially zoned property.

Impact Statements must address the following:

- a. current capacity of and anticipated demands on highways, utilities, storm drainage, schools and recreational facilities;
- b. fiscal impact: potential tax revenues and anticipated cost to County services;
- c. environmental impact;
- d. impact on adjacent property;
- e. location and proximity to designated and identified historic sites.

** These studies shall describe the differences which would result from maximum, ultimate development of the land under the proposed zoning classification as compared to maximum development under the existing zoning classification.

Transportation Impact Analysis

A Transportation Impact Analysis Determination Form (provided on page 18) must be submitted to determine if a Transportation Impact Analysis is required. A Transportation Impact Analysis (TIA) may be required by the County or VDOT depending on the amount of traffic generated by the proposed development. The thresholds are provided on the determination form.

Checklist for Generalized Development Plans (GDP)

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

The following items must be shown on a GDP:

N/A COMPLETE

- | | | |
|--------------------------|--------------------------|--|
| | | Sec 28-225(1) |
| <input type="checkbox"/> | <input type="checkbox"/> | Date of drawing, |
| <input type="checkbox"/> | <input type="checkbox"/> | true north arrow, |
| <input type="checkbox"/> | <input type="checkbox"/> | scale, |
| <input type="checkbox"/> | <input type="checkbox"/> | legend for all symbols used, |
| <input type="checkbox"/> | <input type="checkbox"/> | name of the applicant, |
| <input type="checkbox"/> | <input type="checkbox"/> | name of the owner, |
| <input type="checkbox"/> | <input type="checkbox"/> | name of the development, |
| <input type="checkbox"/> | <input type="checkbox"/> | person preparing the drawing, |
| <input type="checkbox"/> | <input type="checkbox"/> | match lines if applicable; |
| | | Sec 28-225(2) |
| <input type="checkbox"/> | <input type="checkbox"/> | Boundaries of the area covered by the application, |
| <input type="checkbox"/> | <input type="checkbox"/> | vicinity map showing the general location of the proposed development, |
| | | major roads and existing subdivisions at a scale of one inch equals two thousand (2,000) feet; |
| | | Sec 28-225(3) |
| <input type="checkbox"/> | <input type="checkbox"/> | Approximate locations and identification of any easements and rights-of-way on or abutting the site; |
| | | Sec 28-225(4) |
| <input type="checkbox"/> | <input type="checkbox"/> | Approximate location of each existing and proposed structure on the site |
| <input type="checkbox"/> | <input type="checkbox"/> | the number of stories, |
| <input type="checkbox"/> | <input type="checkbox"/> | height, |
| <input type="checkbox"/> | <input type="checkbox"/> | roof line, |
| <input type="checkbox"/> | <input type="checkbox"/> | gross floor areas and |
| <input type="checkbox"/> | <input type="checkbox"/> | location of building entrances and exits; |
| | | Sec 28-225(5) |
| <input type="checkbox"/> | <input type="checkbox"/> | Identification and location of uses and structures on all abutting properties; |
| | | Sec 28-225(6) |
| <input type="checkbox"/> | <input type="checkbox"/> | Approximate location of all existing and proposed parking and loading areas, |
| <input type="checkbox"/> | <input type="checkbox"/> | outdoor trash storage, |
| <input type="checkbox"/> | <input type="checkbox"/> | lighting facilities, and |
| <input type="checkbox"/> | <input type="checkbox"/> | pedestrian walkways; |

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(7)
Approximate location, height and type of each existing and proposed wall, fence, and other types of screening; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(8)
Approximate location and description of all proposed landscaping; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(9)
Approximate location, height and dimensions of all proposed signage on site; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(10)
Approximate location of all existing drainage ways, floodplains and wetlands on site; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(11)
Approximate location of all common open space, recreational areas and bufferyards; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(12)
Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(13)
Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH. |

Waiver of GDP Requirements

In accordance with Section 28-223 of the Stafford County Code, the Director of Planning and Zoning may waive the requirement for the submission of a GDP or one of the above required components if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.

A request for a waiver shall be made in writing to the Director of Planning and Zoning identifying the sections in which you are requesting a waiver and the reason for the request.

**RECLASSIFICATION
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development Stafford Nursing Home and Retirement Facility
Type of development Life Care Facility
Parcel # 44FF-1, 44FF-2, and 44FF-2B

RECEIVED BUT NOT OFFICIALLY
SUBMITTED:

DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED:

DATE: _____ INITIALS _____

Traffic Volume Calculations

This site generates:

N/A VPH (highest VPH)

N/A VPD on state controlled highways (highest)

N/A VPH Peak AM

N/A VPH Peak PM

N/A VPH Peak Saturday

N/A VPD highest intensity*

*Items are N/A because nature of application is a minor proffer amendment that will not affect traffic in area and is related solely to existing exterior conditions of the property.

Attach a page showing the calculations and the ITE trip generation codes to this form.

Minimum Thresholds to submit a TIA

County: Any proposals generating 1,000 or more VPD.

VDOT: See "VDOT Traffic Impact Analysis Requirements" table on next page.

Trip Generation Calculation Guidelines

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site's connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be redeveloped as a higher intensity use, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1,000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

Stafford County Real Estate Tax Search/Payment

Owner

Name / Mailing Address:
MS STAFFORD LP
23700 COMMERCE PARK BEACHWOOD
OH 44122-5827

Property Description

Map #: 44FF-1
Alt. ID/PIN: 50101
Legal: 140 BRIMLEY DR

Current Assessment

Land Value: \$2,395,800
Improvement Value: \$8,019,600
Total Taxable Value: \$10,415,400

[View Real Estate Details](#)

Invoice History

Total Due: \$0.00 Total Tax Paid: \$942,888.32
Total Penalty/Int Paid: \$0.00
Total Fees Paid: \$0.00
Total Other Assessments: \$10,550.42

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2021	48597	Real Estate	12/6/2021	0.970	\$42,611.62	\$0.00	\$0.00	\$0.00	\$42,611.62	12/16/2021
2021	48597	Real Estate	6/7/2021	0.970	\$42,611.62	\$0.00	\$0.00	\$0.00	\$42,611.62	6/3/2021
2020	48619	Real Estate	12/7/2020	0.970	\$42,611.62	\$0.00	\$0.00	\$0.00	\$42,611.62	12/7/2020
2020	48619	Real Estate	6/5/2020	0.970	\$42,611.62	\$0.00	\$0.00	\$0.00	\$42,611.62	6/2/2020
2019	48651	Real Estate	12/5/2019	1.010	\$40,487.87	\$0.00	\$0.00	\$0.00	\$40,487.87	11/4/2019
2019	48651	Real Estate	6/5/2019	1.010	\$40,487.87	\$0.00	\$0.00	\$0.00	\$40,487.87	6/6/2019
2018	48693	Real Estate	12/6/2018	0.990	\$39,686.13	\$0.00	\$0.00	\$0.00	\$39,686.13	12/4/2018
2018	48693	Real Estate	6/5/2018	0.990	\$39,686.13	\$0.00	\$0.00	\$0.00	\$39,686.13	6/1/2018
2017	48738	Real Estate	12/5/2017	0.990	\$39,476.25	\$0.00	\$0.00	\$0.00	\$39,476.25	12/12/2017
2017	48738	Real Estate	6/5/2017	0.990	\$39,476.25	\$0.00	\$0.00	\$0.00	\$39,476.25	6/5/2017
2016	48776	Real Estate	12/5/2016	0.990	\$39,476.25	\$0.00	\$0.00	\$0.00	\$39,476.25	12/5/2016
2016	48776	Real Estate	6/6/2016	0.990	\$39,476.25	\$0.00	\$0.00	\$0.00	\$39,476.25	6/6/2016
2015	48808	Real Estate	12/7/2015	1.019	\$39,199.91	\$0.00	\$0.00	\$0.00	\$39,199.91	12/4/2015
2015	48808	Real Estate	6/5/2015	1.019	\$39,199.91	\$0.00	\$0.00	\$0.00	\$39,199.91	6/8/2015
2014	48876	Real Estate	12/5/2014	1.019	\$39,199.91	\$0.00	\$0.00	\$0.00	\$39,199.91	12/1/2014
2014	48876	Warrenton Road	12/5/2014	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	12/1/2014
2014	48876	Real Estate	6/5/2014	1.019	\$39,199.91	\$0.00	\$0.00	\$0.00	\$39,199.91	6/5/2014
2014	48876	Warrenton Road	6/5/2014	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	6/5/2014
2013	48920	Real Estate	12/5/2013	1.070	\$39,554.16	\$0.00	\$0.00	\$0.00	\$39,554.16	12/4/2013
2013	48920	Warrenton Road	12/5/2013	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	12/4/2013
2013	48920	Real Estate	6/5/2013	1.070	\$39,554.16	\$0.00	\$0.00	\$0.00	\$39,554.16	5/10/2013

Stafford County Real Estate Tax Search/Payment

Owner

Name / Mailing Address:
STAFFORD IL-AL INVESTORS LLC
4423 PHEASANT RIDGE RD STE 301
ROANOKE VA 24014-5300

Property Description

Map #: 44FF-2
Alt. ID/PIN: 50102
Legal: 60 BRIMLEY DR

Current Assessment

Land Value: \$2,962,000
Improvement Value: \$23,892,400
Total Taxable Value: \$26,854,400

[View Real Estate Details](#)

Invoice History

Total Due: \$0.00 Total Tax Paid: \$2,628,351.74
Total Penalty/Int Paid: \$0.00
Total Fees Paid: \$0.00
Total Other Assessments: \$6,267.40

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2021	48598	Real Estate	12/6/2021	0.970	\$130,243.84	\$0.00	\$0.00	\$0.00	\$130,243.84	12/6/2021
2021	48598	Real Estate	6/7/2021	0.970	\$130,243.84	\$0.00	\$0.00	\$0.00	\$130,243.84	6/3/2021
2020	48620	Real Estate	12/7/2020	0.970	\$130,243.84	\$0.00	\$0.00	\$0.00	\$130,243.84	12/4/2020
2020	48620	Real Estate	6/5/2020	0.970	\$130,243.84	\$0.00	\$0.00	\$0.00	\$130,243.84	6/3/2020
2019	48652	Real Estate	12/5/2019	1.010	\$127,976.09	\$0.00	\$0.00	\$0.00	\$127,976.09	12/4/2019
2019	48652	Real Estate	6/5/2019	1.010	\$127,976.09	\$0.00	\$0.00	\$0.00	\$127,976.09	6/4/2019
2018	48694	Real Estate	12/6/2018	0.990	\$125,441.91	\$0.00	\$0.00	\$0.00	\$125,441.91	12/5/2018
2018	48694	Real Estate	6/5/2018	0.990	\$125,441.91	\$0.00	\$0.00	\$0.00	\$125,441.91	5/31/2018
2017	48739	Real Estate	12/5/2017	0.990	\$124,801.88	\$0.00	\$0.00	\$0.00	\$124,801.88	12/4/2017
2017	48739	Real Estate	6/5/2017	0.990	\$124,801.88	\$0.00	\$0.00	\$0.00	\$124,801.88	5/26/2017
2016	48777	Real Estate	12/5/2016	0.990	\$124,801.88	\$0.00	\$0.00	\$0.00	\$124,801.88	12/6/2016
2016	48777	Real Estate	6/6/2016	0.990	\$124,801.88	\$0.00	\$0.00	\$0.00	\$124,801.88	6/3/2016
2015	48809	Real Estate	12/7/2015	1.019	\$122,493.99	\$0.00	\$0.00	\$0.00	\$122,493.99	12/3/2015
2015	48809	Real Estate	6/5/2015	1.019	\$122,493.99	\$0.00	\$0.00	\$0.00	\$122,493.99	5/26/2015
2014	48877	Real Estate	12/5/2014	1.019	\$122,493.99	\$0.00	\$0.00	\$0.00	\$122,493.99	12/2/2014
2014	48877	Warrenton Road	12/5/2014	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	12/2/2014
2014	48877	Real Estate	6/5/2014	1.019	\$122,493.99	\$0.00	\$0.00	\$0.00	\$122,493.99	5/23/2014
2014	48877	Warrenton Road	6/5/2014	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	5/23/2014
2013	48921	Real Estate	12/5/2013	1.070	\$124,864.72	\$0.00	\$0.00	\$0.00	\$124,864.72	11/21/2013
2013	48921	Warrenton Road	12/5/2013	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	11/21/2013
2013	48921	Real Estate	6/5/2013	1.070	\$124,864.72	\$0.00	\$0.00	\$0.00	\$124,864.72	6/11/2013
2013	48921	Warrenton Road	6/5/2013	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	6/11/2013

Stafford County Real Estate Tax Search/Payment

Owner

Name / Mailing Address:
ACCOMACK HEALTH INVESTORS LLC
4423 PHEASANT RIDGE RD STE 301
ROANOKE VA 24014-5300

Property Description

Map #: 44FF-2B
Alt. ID/PIN: 50279
Legal: 55 BRIMLEY DR

Current Assessment

Land Value: \$2,152,400
Improvement Value: \$7,833,700
Total Taxable Value: \$9,986,100

[View Real Estate Details](#)

Invoice History

Total Due: \$0.00 Total Tax Paid: \$244,949.95
Total Penalty/Int Paid: \$0.00
Total Fees Paid: \$0.00
Total Other Assessments: \$1,217.70

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2021	48770	Real Estate	12/6/2021	0.970	\$24,042.91	\$0.00	\$0.00	\$0.00	\$24,042.91	12/3/2021
2021	5027660	Real Estate	12/6/2021	0.970	\$12,194.83	\$0.00	\$0.00	\$0.00	\$12,194.83	12/3/2021
2021	48770	Real Estate	6/7/2021	0.970	\$24,042.91	\$0.00	\$0.00	\$0.00	\$24,042.91	5/26/2021
2020	48792	Real Estate	12/7/2020	0.970	\$10,439.14	\$0.00	\$0.00	\$0.00	\$10,439.14	11/30/2020
2020	48792	Real Estate	6/5/2020	0.970	\$10,439.14	\$0.00	\$0.00	\$0.00	\$10,439.14	6/2/2020
2019	48824	Real Estate	12/5/2019	1.010	\$9,316.75	\$0.00	\$0.00	\$0.00	\$9,316.75	12/2/2019
2019	48824	Real Estate	6/5/2019	1.010	\$9,316.75	\$0.00	\$0.00	\$0.00	\$9,316.75	5/24/2019
2018	48866	Real Estate	12/6/2018	0.990	\$9,132.26	\$0.00	\$0.00	\$0.00	\$9,132.26	11/28/2018
2018	48866	Real Estate	6/5/2018	0.990	\$9,132.26	\$0.00	\$0.00	\$0.00	\$9,132.26	6/1/2018
2017	48911	Real Estate	12/5/2017	0.990	\$9,132.26	\$0.00	\$0.00	\$0.00	\$9,132.26	12/7/2017
2017	48911	Real Estate	6/5/2017	0.990	\$9,132.26	\$0.00	\$0.00	\$0.00	\$9,132.26	6/5/2017
2016	48950	Real Estate	12/5/2016	0.990	\$9,132.26	\$0.00	\$0.00	\$0.00	\$9,132.26	12/6/2016
2016	48950	Real Estate	6/6/2016	0.990	\$9,132.26	\$0.00	\$0.00	\$0.00	\$9,132.26	6/6/2016
2015	48982	Real Estate	12/7/2015	1.019	\$9,399.77	\$0.00	\$0.00	\$0.00	\$9,399.77	12/4/2015
2015	48982	Real Estate	6/5/2015	1.019	\$9,399.77	\$0.00	\$0.00	\$0.00	\$9,399.77	5/27/2015
2014	49050	Real Estate	12/5/2014	1.019	\$9,399.77	\$0.00	\$0.00	\$0.00	\$9,399.77	12/9/2014
2014	49050	Warrenton Road	12/5/2014	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	12/9/2014
2014	49050	Real Estate	6/5/2014	1.019	\$9,399.77	\$0.00	\$0.00	\$0.00	\$9,399.77	6/5/2014
2014	49050	Warrenton Road	6/5/2014	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	6/5/2014
2013	49095	Real Estate	12/5/2013	1.070	\$9,870.22	\$0.00	\$0.00	\$0.00	\$9,870.22	12/2/2013
2013	49095	Warrenton Road	12/5/2013	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	12/2/2013