

The **STAFFORD** Newsletter

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Planning Commission Continues Review of Massive George Washington Village

At the February 11th meeting of the planning commission, revised plans for the sprawling George Washington Village project were detailed, even as new issues were raised. Ultimately, the group decided to continue their deliberations into March after gaining agreement from the applicant. This would give them time to review revised proffer statements and absorb new information, they said.

The project calls for nearly 3,000 homes and more than 1.5 million-square feet of commercial space, centered around a town center, on a 1,052-acre site bounded by Courthouse and Ramoth Church roads due west of the interchange with I-95.

To enable the project, the applicant and owner – Augustine South Associates LLC – has requested a zoning reclassification from the A-1, Agricultural; A-2, Rural Residential; R-3, Urban Residential – High Density; B-2, Urban Commercial; and M-1, Light Industrial, zoning districts to the P-TND, Planned Traditional Neighborhood, Development zoning district (RC1400155).

Among the key changes detailed at the February meeting: a shift northward in the location of the residential portions of the project to ensure a 3,000-foot buffer from the Stafford County Regional Airport as recommended in a new draft development plan for the airport under consideration by the board of supervisors.

Other changes include the addition of two significant transportation improvements: widening Old Courthouse Road and realigning Austin Ridge Road. The developer proffered the new commitments after local residents and commission members expressed concern over traffic impacts in the area.

Largest Rezoning in Stafford History. The group's public hearing on the project began in December 2014 and continued through its January meeting. At the February meeting, the developer's agent Charles Payne (Hirschler Fleischer) noted the complexities associated with the project, saying "George Washington Village is the largest rezoning case in the history of Stafford County."

Because of the complicated nature of the massive project, it will take time to identify the critical path that addresses everyone's issues, complies with the county's goals for dense development in the area, and that results in an economically feasible project for the developer, Payne said.

During the two-hour-plus discussion, some commissioners began to question the very nature of the town center concept, which is at the heart of the George Washington Village proposal. "With the changing nature of retail, and more people shopping on-line, will the town center concept become antiquated?" wondered George Washington District Commissioner Thomas Coen.

Others noted that the entire project falls within the boundaries of the draft plan for future airport development, known as the Stafford Regional Airport Compatibility Land Use Plan. Several of the uses proposed for the Village – such as a school – are deemed incompatible, no matter where they are sited within the designated acreage of project.

Still others expressed concern about the phasing of the project. "Under this plan right now, more than half of the residential density would be in place before the first brick of commercial is in place," said Falmouth Commissioner Steven Apicella.

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Commercial before Rooftops? As Payne sparred with Apicella, he noted that commercial typically follows residential, bringing with it strong revenue generation potential. In this case, at full build-out, the commercial portions of the town center would yield \$5 million in annual revenue for the county.

“The whole point of generating the rooftops is to finance the infrastructure,” Payne said. “But you’ve got to have the rooftops to generate commercial and retail development.” He pointed out that commercial developers in search of locations for new projects typically consider the level of residential density as a key factor in their decision making.

“You talk to any commercial developer and they will ask where your rooftops are, what do the interchanges look like,” Payne said, adding they will not take on projects unless the locations meet their benchmarks for residential density.

The phasing triggers in the project were carefully calculated to make the \$120 million project financially viable for the developer, Payne observed.

Apicella did not accept this rationale, saying, “There will be taxpayer impacts until the commercial comes into play. My concern is the taxpayers will bear the burden.” In response, Payne noted that the county already faced such a problem and that his clients’ project was designed to address the imbalances.

“You are only generating 18-percent from commercial today. The county has a problem now,” he said. The reason was the sprawling nature of the county’s residential development pattern, according to the attorney. The county lacks the critical mass of homes in close proximity to yield a positive return on the investment for a commercial developer looking to put in a large grocery store, for example.



George Washington Village Site Layout; Source: Stafford County

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Payne noted that the county has lagged in the kind of commercial development that has helped catalyze growth in neighboring localities, such as Prince William County. “For the last 20 years, the county has been in an adversely impacted development situation, with significant suburban sprawl for the last 20 years. This will alter that pattern. It is a great opportunity for economic development, with new restaurants and new jobs, taking cars off roads.”

While such a project would yield significant benefits for the county, Payne pointed out that it has to work for the developer as well, saying, “Economic feasibility is an issue. Increasing the speed of phasing has financial impacts.”

Citizens Have Their Say. During the public hearing, local residents highlighted their issues, including concerns that the \$100,000 escrow fund provided by the developer was not sufficient to cover the extent of repairs that might be required if the wells of neighboring property owners became contaminated or ran dry.

Some said the county already had too much traffic and the addition of more homes would make it worse. Others said that the crime rate would go up and the county lacked the policing resources to handle the increase in crime. Still others said the schools were already overcrowded.

Payne acknowledged the challenges associated with planning a project. “This is a long journey,” he said. “We continue to try to make adjustments, but this is a one-of-a-kind project and there are many moving parts.”

In moving for the deferral, Hartwood Commissioner Darrell English noted the lack of time to absorb new information, which had arrived earlier that day. “We had more information coming in at the last minute. I want to keep the public hearing open so they have an opportunity to comment on all of this new information,” he said.

Board Approves 40-Home Subdivision for Griffis-Widewater

Following the recommendation of its planning commission, the Stafford County Board of Supervisors has approved zoning changes for a 36-acre site previously zoned for commercial development.

The reclassification from B-2, Urban Commercial, to R-1, Suburban Residential enables construction of an infill neighborhood of 40 clustered homes – called Reserve at

Woodstock Lane – at the intersection of Telegraph Road and Woodstock Lane in the Griffis-Widewater district.

Plans call for preserving 66-percent of the site, or about 23 acres, as open space and extending Woodstock Lane into the new neighborhood. The applicants – long-time Stafford County landowners – also plan to address some serious traffic concerns in the area by donating land to support the widening of Telegraph Road and constructing a left-turn lane and signalization into the neighborhood at the intersection with Woodstock Lane.

During the public hearing on the project at the board’s February 24th meeting, county planning director Jeff Harvey said that in addition to winning the planning commission’s unanimous support, the project had earned the endorsement of planning staff. He noted that at \$1.28 million – or \$32,000 per unit – the cash proffers and transportation impact fees associated with the project totaled more than other recently approved residential rezoning projects.

In addition, he said, “the current B-2 urban commercial zoning would have a significant, much higher impact than this residential zoning.”

The applicant’s attorney Charles Payne (Hirschler Fleischer) agreed with Harvey’s assessment, noting that a traffic impact analysis showed that by-right development would generate four times the amount of vehicle trips on a daily basis. “This residential development significantly reduces the amount of traffic that would be generated from a commercial project,” he said.

When the time came for a vote, Griffis-Widewater Supervisor Jack Cavalier said he supported the project despite his general preference for commercial development. “I’ve never been one to support a rezoning from a business to residential, but in this case it makes all the sense in the world.”

The motion to approve the zoning reclassification passed by a vote of 6-to-1, with George Washington Supervisor Robert Thomas casting the sole dissenting vote.

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Building Permits Issued January 2015 Residential

New Single Family Detached

Aaronal Homes, Inc., PO Box 9070, Suite 600, Fredericksburg, VA 22403; for 1 \$270,000 SFD (5,048.00 sq. ft.) at 180 Ruby Glen Lane, Fredericksburg, VA 22405, tax map 56T-9;

Atlantic Builders, LTD, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$289,495 SFD (4,960.00 sq. ft.) at 312 Timber Mill Lane, Fredericksburg, VA 22406, tax map 34L-3C-26;

Atlantic Builders, LTD, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401-5298; for 1 \$265,450 SFD (5,610.00 sq. ft.) at 55 Shadymist Terrace, Fredericksburg, VA 22406, Stafford Estates, tax map 34L-3B-52;

Augustine Homes, LLC, 100 Riverside Parkway, Suite 229, Fredericksburg, VA 22406; for 1 \$376,023 SFD (6,620.00 sq. ft.) at 29 Bradbury Way, Stafford, VA 22554, Hills of Aquia, tax map 21Y-7-120;

Brookstone Homes, Inc., 35 Walpole Street, Suite 205, Stafford, VA 22554; for 1 \$155,000 SFD (5,648.00 sq. ft.) at 100 Evanston Court, Stafford, VA 22556, Poplar Estates, tax map 27P-2-89;

Built Right Homes and Remodeling, 426 Dorset Drive, Ruther Glen, VA 22546; for 1 \$230,000 SFD (5,092.00 sq. ft.) at 1233 Washington Drive, Stafford, VA 22554, Aquia Harbour, tax map 21B-434;

Builtmor Homes, Inc., 10812 Chatham Ridgway, Spotsylvania, VA 22553; for 1 \$125,000 SFD (2,040.00 sq. ft.) at 2338 Courthouse Road, Stafford, VA 22554, tax map 40-31F;

Drees Company, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$160,000 SFD (5,338.00 sq. ft.) at 25 Tankard Road, Stafford, VA 22554, tax map 29J-2B-89;

Drees Company, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$170,000 SFD (3,626.00 sq. ft.) at 60 Iron Master Drive, Stafford, VA 22554, Colonial Forge Subdivision, tax map 29J-2A-158;

Drees Company, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$160,000 SFD (6,571.00 sq. ft.) at 875 Decatur Road, Stafford, VA 22554, tax map 27P-2-85;

Drees Company, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$160,000 SFD (4,947.00 sq. ft.) at 4 Plowshare Court, Stafford, VA 22554, Colonial Forge Subdivision, tax map 29J-2A-71;

Drees Company, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$150,000 SFD (6,335.00 sq. ft.) at

2 Plowshare Court, Stafford, VA 22554, Colonial Forge Subdivision, tax map 29J-2A-70;

Drees Company, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$160,000 SFD (3,643.00 sq. ft.) at 10 Plowshare Court, Stafford, VA 22554, Colonial Forge Subdivision, tax map 29J-2A-74;

Drees Company, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$160,000 SFD (5,340.00 sq. ft.) at 61 Iron Master Drive, Stafford, VA 22554, Colonial Forge Subdivision, tax map 29J-2A-69;

Drees Company, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$160,000 SFD (5,548.00 sq. ft.) at 25 Sunset Drive, Stafford, VA 22554, Aquia Overlook, tax map 31J-2B-39;

Foundation Homes, 1003 Bragg Road, Fredericksburg, VA 22407; for 1 \$140,000 SFD (3,526.00 sq. ft.) at 105 Ringgold Road, Fredericksburg, VA 22405, Mt. Ringold Farm, tax map 55A-1-26;

Hour Homes at Forest View, Inc., 35 Walpole Street, Suite 205, Stafford, VA 22554-6546; for 1 \$125,000 SFD (3,609.00 sq. ft.) at 65 Mills Hollow Drive, Fredericksburg, VA 22406, Tavern Gate, tax map 16N-1-10;

K. Hovnanian, 4090A Lafayette Center Drive, Chantilly, VA 20151; for 1 \$250,000 SFD (5,021.00 sq. ft.) at 78 Dons Way, Stafford, VA 22554, Brittany Estates, tax map 40E-31;

K. Hovnanian Homes of Virginia, Inc., 4090A Lafayette Center Drive, Chantilly, VA 20151; for 1 \$250,000 SFD (3,894.00 sq. ft.) at 46 Snow Drive, Stafford, VA 22554, Seasons Landing, tax map 30NN-2-150;

K. Hovnanian Homes of Virginia, Inc., 4090A Lafayette Center Drive, Chantilly, VA 20151; for 1 \$250,000 SFD (4,004.00 sq. ft.) at 6 Invicta Drive, Stafford, VA 22554, tax map 30NN-4-179;

K. Hovnanian Homes of Virginia, Inc., 4090A Lafayette Center Drive, Chantilly, VA 20151; for 1 \$250,000 SFD (5,789.00 sq. ft.) at 40 Dons Way, Stafford, VA 22554, Brittany Estates, tax map 40E-27;

K. Hovnanian Homes of Virginia, Inc., 4090A Lafayette Center Drive, Chantilly, VA 20151; for 1 \$250,000 SFD (5,985.00 sq. ft.) at 80 Brittany Manor Way, Stafford, VA 22554, Brittany Estates, tax map 40E-13;

K. Hovnanian Homes of Virginia, Inc., 4090A Lafayette Center Drive, Chantilly, VA 20151; for 1 \$250,000 SFD (5,224.00 sq. ft.) at 404 Alder Drive, Stafford, VA 22554, Embrey Mill Subdivision, tax map 29G-1-337;

K. Hovnanian Homes of Virginia, Inc., 4090A Lafayette Center Drive, Chantilly, VA 20151; for 1 \$250,000 SFD (5,209.00 sq. ft.) at 46 Woodford Drive, Fredericksburg, VA 22405, tax map 46M-7B-576;

K. Hovnanian at Seasons Landing I, 4090 Lafayette Center Drive, Suite A, Chantilly, VA 20151-1244; for 1

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\$250,000 SFD (4,914.00 sq. ft.) at 28 Invicta Drive, Stafford, VA 22554, tax map 30NN-4-199;

Lennar Corporation, 7591 Coppermine Drive, Manassas, VA 20109; for 1 \$439,990 SFD (4,983.00 sq. ft.) at 364 McPherson Drive, Fredericksburg, VA 22406, Oakley Farms, tax map 26M-2-55;

NVR, Inc. (Ryan/NV Homes), Plaza America Tower, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 1 \$348,030 SFD (4,938.00 sq. ft.) at 26 Liberty Knolls Drive, Stafford, VA 22554, Liberty Knolls, tax map 29H-92;

NVR, Inc. (Ryan/NV Homes), Plaza America Tower, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 1 \$396,930 SFD (5,674.00 sq. ft.) at 20 Bowman Court, Fredericksburg, VA 22406, Lake Estates, tax map 37-38G;

Pulte Home Corporation, 10600 Arrowhead Drive, Suite 225, Fairfax, VA 22030; for 1 \$164,400 SFD (5,480.00 sq. ft.) at 78 Battery Point Drive, Fredericksburg, VA 22406, Celebrate VA North Retirement, tax map 44CC-3A2-39;

Richmond American Homes of Virginia, 12220 Sunrise Valley Drive, Reston, VA 20191; for 1 \$300,000 SFD (6,370.00 sq. ft.) at 521 Apricot Street, Stafford, VA 22554, Embrey Mill Subdivision, tax map 29G-2-431;

Ryan Homes, NVR, Inc., 10300 Spotsylvania Avenue, Suite 140, Fredericksburg, VA 22408; for 1 \$466,935 SFD (6,697.00 sq. ft.) at 43 Liberty Knolls Drive, Stafford, VA 22554, tax map 29H-16;

Ryan Homes, NVR, Inc., 10300 Spotsylvania Avenue, Suite 140, Fredericksburg, VA 22408; for 1 \$432,030 SFD (6,118.00 sq. ft.) at 47 Liberty Knolls Drive, Stafford, VA 22554, tax map 29H-18;

Stone, 140 Chapel Green Road, Falmouth, VA 22405; for 1 \$180,000 SFD (3,028.00 sq. ft.) at 134 Chapel Green Road, Fredericksburg, VA 22405, tax map 60-65A;

The Charleston Company, Inc., 7426 Little Chatterton Lane, King George, VA 22485; for 1 \$179,000 SFD (4,480.00 sq. ft.) at 35 Brass Court, Fredericksburg, VA 22406, Cranewood, tax map 45M-2-5;

The Charleston Company, Inc., 7426 Little Chatterton Lane, King George, VA 22485; for 1 \$150,000 SFD (4,706.00 sq. ft.) at 321 Phillips Street, Fredericksburg, VA 22405, Holly Ridge, tax map 54D-2A-18.

New Single Family Attached

Drees Company, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$200,000 TH (1,819.00 sq. ft.) at 140 Dandridge Court, Unit 101, Stafford, VA 22554, Colonial Forge Subdivision, tax map 29L-10-A;

Pulte Home Corporation, 10600 Arrowhead Drive, Suite 225, Fairfax, VA 22030; for 1 \$166,700 duplex (5,559.00 sq. ft.) at 30 Hornby Drive, Fredericksburg, VA 22406, Celebrate VA North Retirement, tax map 44CC-3A1-199;

Pulte Home Corporation, 10600 Arrowhead Drive, Suite 225, Fairfax, VA 22030; for 1 \$110,000 duplex (2,137.00 sq. ft.) at 29 Ludington Lane, Fredericksburg, VA 22406, Celebrate VA North Retirement, tax map 44CC-4A-475;

Pulte Home Corporation, 10600 Arrowhead Drive, Suite 225, Fairfax, VA 22030; for 1 \$138,400 duplex (4,615.00 sq. ft.) at 20 Table Bluff Drive, Fredericksburg, VA 22406, Celebrate VA North Retirement, tax map 44CC-3A1-132.

New Condominiums

Drees Company, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$200,000 resid. condo (1,228.00 sq. ft.) at 140 Dandridge Court, Apartment 205, Stafford, VA 22554, Colonial Forge Subdivision, tax map 29L-10-A;

Drees Company, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$200,000 resid. condo (1,784.00 sq. ft.) at 140 Dandridge Court, Apartment 203, Stafford, VA 22554, Colonial Forge Subdivision, tax map 29L-10-A;

Drees Company, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$200,000 resid. condo (1,850.00 sq. ft.) at 140 Dandridge Court, Apartment 201, Stafford, VA 22554, Colonial Forge Subdivision, tax map 29L-10-A;

Drees Company, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$200,000 resid. condo (1,862.00 sq. ft.) at 140 Dandridge Court, Apartment 103, Stafford, VA 22554, Colonial Forge Subdivision, tax map 29L-10-A

Residential Totals

New Single Family Detached: 35

New Single Family Attached: 4

New Condominiums: 4

Commercial Change

Ashley Thompson, 17 Ponderosa Place, Fredericksburg, VA 22405; for 1 \$1 commercial (1,377.00 sq. ft.), Business at 556 Garrisonville Road, Suite 205, Stafford, VA 22554, tax map 20Y-6B;

Atlantic Contracting, 3141 Manor Road, Falls Church, VA 22042; for 1 \$225,000 commercial (2,100.00 sq. ft.), Build out from Shell at 1475 Stafford Market Place, Suite 101, Stafford, VA 22556, Stafford Market Place, tax map 21S-5;

DLR Contracting, Inc., 1221 Central Park Boulevard, Fredericksburg, VA 22401; for 1 \$30,000 commercial (1,479.00 sq. ft.), Build out from Shell at 35 Walpole Street, Suite 111, Stafford, VA 22554, tax map 28-116;

Henghui Peng, 385 Garrisonville Road, Suite 111, Stafford, VA 22554; for 1 \$1,900 commercial (700.00 sq. ft.), Business at 385 Garrisonville Road, Suite 111, Stafford, VA 22554, tax map 20F1-3-2-111;

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Jack of All Trades, LLC, 605 Weedon Street, Fredericksburg, VA 22401; for 1 \$4,000 commercial (130.00 sq. ft.), Alterations at 1300 Courthouse Road, Stafford, VA 22554, tax map 30-29B;

John Sedwick, 20 Plantation Drive, Suite 107, Fredericksburg, VA 22406; for 1 \$10,000 commercial (2,544.00 sq. ft.), Business at 20 Plantation Drive, Suite 107, Fredericksburg, VA 22406, Silver Commercial Building, tax map 44V-C1;

L.F. Jennings, Inc., 407 North Washington Street, Falls Church, VA 22046; for 1 \$50,000 commercial (60.00 sq. ft.), Alterations at 1475 Stafford Market Place, Suite 101, Stafford, VA 22556, Stafford Market Place, tax map 21S-5;

New Peak, Inc., 3494 Jefferson Davis Highway, Stafford, VA 22554; for 1 \$1 commercial (2,656.00 sq. ft.), Business at 3494 Jefferson Davis Highway, Stafford, VA 22554, tax map 21-112B;

Paul Nguyen, 70 Doc Stone Road, Suite 115, Stafford, VA 22556; for 1 \$5,000 commercial (1,000.00 sq. ft.), Business at 428 Garrisonville Road, Stafford, VA 22554, tax map 20-95A;

Public Storage, 701 Western Avenue, Glendale, CA 91201; for 1 \$1 commercial (10,400.00 sq. ft.), Storage at 521 Garrisonville Road, Building G, Stafford, VA 22554, tax map 20-109A;

Public Storage, 701 Western Avenue, Glendale, CA 91201; for 1 \$1 commercial (8,700.00 sq. ft.), Storage at 521 Garrisonville Road, Building H, Stafford, VA 22554, tax map 20-109A;

Public Storage, 701 Western Avenue, Glendale, CA 91201; for 1 \$1 commercial (33,000 sq. ft.), Storage at 521 Garrisonville Road, Building F, Stafford, VA 22554, tax map 20-109A;

Public Storage, 701 Western Avenue, Glendale, CA 91201; for 1 \$1 commercial (14,500.00 sq. ft.), Storage at 521 Garrisonville Road, Building E, Stafford, VA 22554, tax map 20-109A;

Public Storage, 701 Western Avenue, Glendale, CA 91201; for 1 \$1 commercial (8,800.00), Storage at 521 Garrisonville Road, Building C, Stafford, VA 22554, tax map 20-109A;

Public Storage, 701 Western Avenue, Glendale, CA 91201; for 1 \$1 commercial (23,000 sq. ft.), Storage at 521 Garrisonville Road, Building B, Stafford, VA 22554, tax map 20-109A;

Public Storage, 701 Western Avenue, Glendale, CA 91201; for 1 \$1 commercial (5,700.00 sq. ft.), Storage at 521 Garrisonville Road, Building D, Stafford, VA 22554, tax map 20-109A;

Rahimi, 715 Garrisonville Road, Stafford, VA 22554; for 1 \$100 commercial (1,500.00 sq. ft.), Auto Sales at 715 Garrisonville Road, Stafford, VA 22554, tax map 20-22;

Reid and Burke Funeral Home, 2108 Jefferson Davis Highway, Stafford, VA 22554; for 1 \$10 commercial (3,500.00 sq. ft.), Business at 2108 Jefferson Davis Highway, Stafford, VA 22554, tax map 30-62;

Stanley Martin Companies, LLC, 11111 Sunset Hills Road, Suite 200, Reston, VA 20190; for 1 \$1,000 commercial (400.00 sq. ft.), Business at 4 General Chambliss Way, Stafford, VA 22554, tax map 29M-1;

Teltronic Towers, Inc., 215 Westhampton Place, Capitol Heights, MD 20743; for 1 \$20,000 commercial (187.00 sq. ft.), Canopy/Awning at 1425 Jefferson Davis Highway, Fredericksburg, VA 22405, tax map 38-38;

Thuyet Nguyen, 5831 Pin Oak Commons Court, Burke, VA 22015; for 1 \$30,000 commercial (800.00 sq. ft.), Alterations at 282 Deacon Road, Suite 109, Fredericksburg, VA 22405, Woodlawn Village Shopping Center, tax map 54-121C;

Trustees of Bethel Baptist Church, 1193 White Oak Road, Falmouth, VA 22405-3507; for 1 \$3,638 commercial (724.00 sq. ft.), Accessory Structure at 1193 White Oak Road, Fredericksburg, VA 22405, tax map 56-102;

Virginia Properties, Inc., 6308 Five Mile Centre, Suite 215, Fredericksburg, VA 22407; for 1 \$150,000 commercial (3,850.00 sq. ft.), Build out from Shell at 20 Synan Road, Suite 109, Fredericksburg, VA 22405, Shankle Subdivision, tax map 54WW-2-109.

Development Review Committee Meeting Scheduled Applications

COM14150487 (Dev. Review Mtg 03/04/15) - Telecom Tower Verizon Wireless at Austin Ridge Water Tank Compliance Review (Verizon Wireless, c/o Timothy Dwyer, Network Building and Consulting, LLC, 6095 Marshalee Dr., Suite 300, Elkridge, MD 21075); a request for review to determine compliance with the comprehensive plan for telecommunication antennas on an existing water tower, including a base equipment shelter, located on the south side of Shields Rd., approx. 300 ft. west of Austin Ridge Dr., tax map 29G-BB, Garrisonville District.

COM15150540 (Dev. Review Mtg 03/04/15) - Stafford Village Center Comprehensive Plan Amendment (Robert F. Pence, The Pence Group, 11708 Bowman Green Dr., Reston, VA 20190); a proposed plan amendment to support townhouses and multi-family dwellings in the Suburban Designation when designed and constructed as part of a mixed-use district at a density up to 15 dwelling units per acre, located on the south side of Garrisonville Rd., across from intersection with Travis Ln., tax map 20-130, Garrisonville District, (agent: Clark Leming (Leming & Healy), 233 Garrisonville Rd., Suite 204, Stafford, VA 22554).

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COM15150546 (Dev. Review Mtg 03/04/15) - Telecom Tower AT&T at Stone River Water Tank Compliance Review (Brian Powers, AT&T Mobility, 9200 Berger Rd., Columbia, MD 21046); request for review to determine compliance with the comprehensive plan for telecommunication antennas on an existing water tank, including base equipment shelter, located on the north side of Jason Ln., approx. 1,000 ft. west of Greenridge Dr., tax map 30S-2-D, Aquia District.

CUP1515042 (Dev. Review Mtg 03/04/15) - Stafford Village Center Conditional Use Permit (Robert F. Pence, The Pence Group, 11708 Bowman Green Dr., Reston, VA 20190); a conditional use permit to allow fuel sales on 1.56 acres zoned P-TND, Planned Traditional Neighborhood, district, located on the south side of Garrisonville Rd., across from its intersection with Travis Ln., tax map 12-130, Garrisonville District, (agent: Clark Leming (Leming & Healy), 233 Garrisonville Rd., Suite 204, Stafford, VA 22554).

CUP15150499 (Dev. Review Mtg 03/04/15) - Stafford Commons Retail Conditional Use Permit (7K Investments LLC, 818 18th St., NW, Suite 400, Washington, DC 20006); a request for a conditional use permit to allow 3 drive-through facilities (bank, restaurant, and retail building) on 10.45 acres within the Highway Corridor Overlay District, located on the west side of Jefferson Davis Hwy., approx. 1,100 ft. south of Hospital Center Blvd., tax map 39-12, 39-13, 39-14, Hartwood District, (agent: Clark Leming (Leming & Healy), 233 Garrisonville Rd., Suite 204, Stafford, VA 22554).

Land Use Applications Processed

Project #COM15150540 (processed 02/05/15) - Stafford Village Center (Mr. H. Clark Leming); for a proposed amendment that would permit townhouses and multi-family dwellings to be built in the Suburban Designation when designed and constructed as part of a mixed use community, located on the south side of Garrisonville Road, across from its intersection with Travis Lane, tax map 20-130, Garrisonville Election District.

Project #COM15150546 (processed 02/09/15) - Telecom AT&T at Stone River Water Tank (Mr. Brian Powers); for a request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2332 of the Code of Virginia (1950) as amended, for 12 antennas and associated ancillary equipment on a 14 foot antenna platform mounted to a pod extension on top of the Stone River Water Tank, zoned R-1, located at 19 Jason Lane, tax map 30S-2-D, Aquia Election District.

Project #COM15150549 (processed 02/09/15) - George Washington Village (Charles Causey); for a proposed amendment to Chapter 3 of the Comprehensive Plan of Stafford County entitled "UDA 3: George Washington Village" to allow for residential uses south of

Accokeek Creek in the area of the GWV-UDA currently designated as GW Village Business Campus. The proposed Comprehensive Plan Amendment would allow for a mixed use community (P-TND) with 1,885 SFDs, 322 Townhomes, and 750 multi-family dwellings, located off of Kellogg Mill Rd., east of the intersection with Ramoth Church Rd., tax map 28-87, Hartwood Election District.

Project #CUP15150542 (processed 02/05/15) - Stafford Village Center (Mr. H. Clark Leming); for a Conditional Use Permit to permit fuel sales within the proposed P-TND Zoning District and the Highway Corridor Overlay Zoning District on 1.56 acres, located on the south side of Garrisonville Road, across from its intersection with Travis Lane, tax map 20-130, Garrisonville Election District.

Project #REC15150541 (processed 02/05/15) - Stafford Village Center (Mr. H. Clark Leming); for a proposed reclassification from the R-1, Suburban Residential Zoning District to the P-TND, Planned Traditional Neighborhood Development Zoning District, to allow a mix of retail, office and multi-family dwelling units on 45.31 acres, located on the south side of Garrisonville Road, across from its intersection with Travis Lane, tax map 20-130, Garrisonville Election District.

Project #REC15150545 (processed 02/09/15) - Dominion Power Crane's Corner Substation (Ms. Gloria L. Freye); for a rezoning from A-1, Agricultural to R-1, Suburban Residential to lower the open space requirement from 0.80 to 0.50 to allow for installation of additional breaker equipment within an enclosed structure to assure reliable service from the facility, located off of Forbes St. south of the intersection with Air Park Blvd., tax map 46-19, Falmouth Election District.

Project #REC15150551 (processed 02/10/15) - Abberly at Stafford Courthouse Proffer Amendment (William R. Cook Jr.); for a proposal to amend the previously approved bedroom configurations to include 102 one-bedroom, 180 two-bedroom, and a maximum of 6 three-bedroom dwelling units on 22.02 acres, zoned UD-4, located on land east of Peake Lane, west of Old Potomac Church Rd. and north of Jumping Branch Rd., tax map 39-16L, and portions of 39-16, 39-16B, 39-16H, & 39-16J, Aquia Election District.

Project #SPR15150547 (processed 02/09/15) - Butler Rd. Force Main Replacement (Schooler Properties of Butler Road I); for a minor site plan to replace approximately 250 linear ft. of existing force main on 2.911 acres, zoned B2, located on the south side of Butler Road near the railroad, tax map 54LL-1, Falmouth Election District.

Project #SPR15150550 (processed 02/09/15) - Stafford County Department Utility Ebenezer Church

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Pump Station (Abundant Life Assembly of God Trustee); for a major site plan to demolish existing pump station and construct a new pump station on 0.11 acres, zoned A-2, located on Onville Road north of the Ebenezer Church Road intersection, tax map 20-50A & 20-50B, Griffis-Widewater Election District.

Project #SPR15150556 (processed 02/23/15) - Rappahannock Landing Rec. Center (KS Stafford Land LLC); for a major site plan for a recreational facility in Section 3A on the south side of Section 1 on 1.91 acres, zoned R-2, located off of Middle Run Dr. at the intersection with Olde Forge Dr., tax map 53K-22-A, George Washington Election District.

Project #SPR15150559 (processed 02/24/15) - Stafford County Mountain View High School Turf Field (Mr. Jason Mullins); for an infrastructure plan to replace existing natural grass field with a synthetic turf system on 151 acres, zoned R-3, located at Mountain View High School on the west side of 2135 Mountain View Rd., tax map 28-9, Rock Hill Election District.

Project #SUB15150531 (processed 01/30/15) - Hawkins Family Subdivision (Reginald & Cara Hawkins); for a family subdivision to create a 3 acre parcel on 6.162 acres, zoned A-1, located at 2829 Mountain View Road, tax map 18-14, Rock Hill Election District.

Project #SUB15150533 (processed 02/03/15) - Colonial Forge Section 5 (Danny Dorton); for a BLA between 2 lots on 8.8 acres, zoned R3-Urban Residential, located at the end of Woodlot Court in Section 5, tax map 29J-5-340 & 25J-5-A, Hartwood Election District.

Project #SUB15150534 (processed 02/03/15) - Woodstream Walking Trail (Chris Hoppe); for a dedication plat for an off-site ingress/egress easement associated with the installation of 1,209 ft. of asphalt walking trail from Smith Lake Park to Woodstream Section 4 on 0.66 acres, zoned R2, located at the end of Lucas Lane, tax map 21-8F, Griffis-Widewater Election District.

Project #SUB15150535 (processed 02/03/15) - Banks & Reisenfeld (Timothy R. & Megan J. Wellman); for a boundary line adjustment between 2 parcels on 48.037 acres, zoned A1, located between Brooke Road & Retreat Lane, off Doke Lane, tax map 47-34 & 47-38, Aquia Election District.

Project #SUB15150537 (processed 02/03/15) - River Creek Section 1 & 2 (William R. Johnson Rivercreek Properties LLC); for a minor plat and BLA for 3 additional single family residential lots in Section 2 on 64.6740 acres, zoned A-1, located off Kings Highway on Brenthem Farm Drive, tax map 60-87, 60F-1-1, 60F-1-2, 60F-1-3, 60F-1-37, 60F-1-38, 60F-2-20, 60F-2-21, 60F-2-25, & 60F-2-26, George Washington Election District.

Project #SUB15150538 (processed 02/04/15) - Oaks of Highland Homes (Comstock Highlands LC); for a BLA between Lots 1, 2, 6, 9, 22, 23 & A, and vacation of storm drainage easements on 16 acres, zoned R-1, located 500 ft. north of the intersection at Tipton Lane and Conway Road, tax map 54TT-1, 54TT-2, 54TT-6, 54TT-9, 54TT-22, 54TT-23 & 54TT-A, Falmouth Election District.

Project #SUB15150544 (processed 02/06/15) - Affordable Self Storage (Alex K. George); for a BLA on 11.9806 acres, zoned B-2, located on the south side of Warrenton Road approximately 750 ft. west of Lendall Lane, tax map 53-5A & 53-5B, George Washington Election District.

Project #SUB15150548 (processed 02/09/15) - Chapel Green Acres (Stuart L. & Joyie B. Sullivan); for a consolidation plat on 16.4120 acres, zoned A-1, located at 216 Chapel Green Road, tax map 60-63 & 60-63A, George Washington Election District.

Project #SUB15150553 (processed 02/23/15) - Embrey Mill - Embrey Mill Rd. Phase I (Stephen V. Arthur); for a grading plan to clear approximately 8 acres of the future Embrey Mill Dr. on 675.63 acres, zoned PD-2, located in Embrey Mill extending Embrey Mill Rd. to intersection with future Mine Road Phase II, tax map 29-53, Garrisonville Election District.

Project #SUB15150557 (processed 02/23/15) - Overlook at Hickory Hill (Robert Gollahon); for a cluster concept plan to create 20 lots with 1,600 linear ft. of road, zoned A-1, located on Bethel Church Road approximately one mile north of White Oak Road, tax map 56-166, 56w-1, 56w-2, 56w-3, 56w-4 & 56w-5, George Washington Election District.

Project #SUB15150558 (processed 02/23/15) - Johnson Division at Hartwood (George Lee & Robyn Rae Johnson); for a minor plat to create 5 lots on 79.95 acres, zoned A-1, located off Hartwood Rd. & Shackelford Well Rd., tax map 35-55, Hartwood Election District.

Project #ZON15150529 (processed 01/29/15) - Aquia Harbor POA Business Office (Aquia Harbour Property Owners Association Inc.); for new property owners association building; built in place of demolished existing building.

Real Estate Transactions of Interest January 2015

Commercial/Land

Village Landscape Properties, LLC, to A. Interior Systems, LLC, 25 Turner Drive, Stafford, VA 22556; sale on 01/06/15 of Parcel 67M, 1.91 acres, improved, building, zoned M1, at 25 Delewinski Ln., Stafford, VA 22556, Rock Hill

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District, finished 2,400 sq. ft. building built in 1960, tax map 19-67M; \$615,000 (Instrument# 150000299).

Stafford Medical Office Pavilion, LLC, to Medicorp Properties, Inc., 2300 Fall Hill Avenue, #308, Fredericksburg, VA 22401; sale on 01/12/15 of Lot 1A, Stafford Hospital Center, 4.44 acres, improved, office building, zoned B2, at 125 Hospital Center Blvd., Stafford, VA 22554, finished 61,899 sq. ft. office building built in 2009, tax map 39P-1A; \$13,850,000 (Instrument# 150000476).

Virginia CVS Pharmacy, LLC, to LL Stafford VA, LLC, c/o SunTrust Equity Funding, LLC, 3333 Peachtree Road, NE, 10th Floor, Atlanta, GA 30326; sale on 01/13/15 of Parcel A-1, 3.42 acres, improved, commercial, zoned B2, at 388 Garrisonville Rd., Stafford, VA 22554, finished 14,832 sq. ft. building (Store #01423) built in 2014, tax map 20-83; \$6,237,600 (Instrument# 150000597).

Ray & Craig Corporation, Ltd., to CarMart VA, Inc., 715 Garrisonville Road, Stafford, VA 22554; sale on 01/15/15 of Lot 22, 0.81 acres, improved, office building, zoned B2, at 715 Garrisonville Rd., Stafford, VA 22554, finished 1,316 sq. ft. building built in 1900 (\$412,500.00 Credit Line Deed of Trust with Burke & Herbert Bank & Trust Company), tax map 20-22; \$550,000 (Instrument# 150000756).

Parkmore, LLC, to David L. Henderson, Jr., 269 Cranes Corner Road, Falmouth, VA 22405; sale on 01/21/15 of Lot 4C-2, Heritage Commerce Center, 1.00 acres, improved, building, zoned M2, at 15 Capital Ave., Fredericksburg, VA 22406, Falmouth-Hartwood District, finished 5,500 sq. ft. building built in 2000, tax map 44N-1-4D; \$625,000 (Instrument# 150001009).

Route 610 Investments Building 5, LLC, to Quantico GSA DOD, LLC, 500 West Monroe Street, #3850, Chicago, IL 60661; sale on 01/23/15 of Lot 50, North Stafford Center for Business & Technology, 21.68 acres, improved, building, zoned B3, at 105 Tech Pkwy., Stafford, VA 22556, finished 103,560 sq. ft. building built in 2011, tax map 19-50; \$28,250,000 (Instrument# 150001167).

Quantico Business Center, LLC, to Quantico Partners, LLC, 6308 Five Mile Centre Park, #215, Fredericksburg, VA 22407; sale on 01/30/15 of Parcel F-1, Quantico Corporate Center, 3.64 acres, vacant, use n/a, zoned M1, located on Corporate Dr. near Jefferson Davis Hwy., Stafford, VA 22554, Aquia District, \$8,880,000.00 Credit Line Deed of Trust with EagleBank, tax map 13CF (portion of); \$2,727,000 (Instrument# 150001547).

Residential/Lots

ATAFD, LLC, to Charleston Company Home Builders, Inc., P.O. Box 1480, King George, VA 22485; sale on 01/06/15 of Lot 18, Section 2, Holly Ridge, 0.34 acres, vacant, use n/a, zoned R1, at 321 Phillips St., Fredericksburg, VA

22406, George Washington District, \$3,500,000.00 Credit Line Deed of Trust with Union First Market Bank, tax map 54D-2A-18; \$120,000 (Instrument# 150000288).

ATFD, LLC, to Walt's Construction, Inc., P.O. Box 1600, Spotsylvania, VA 22553; sale on 01/06/15 of Lot 14, Section 2, Holly Ridge, 0.37 acres, vacant, use n/a, zoned R1, at 329 Phillips St., Fredericksburg, VA 22406; Lot 15, Section 2, Holly Ridge, 0.41 acres, vacant, use n/a, zoned R1, at 327 Phillips St., Fredericksburg, VA 22406; Lot 16, Section 2, Holly Ridge, 0.66 acres, vacant, use n/a, zoned R1, at 325 Phillips St., Fredericksburg, VA 22406; Lot 17, Section 2, Holly Ridge, 0.49 acres, vacant, use n/a, zoned R1, at 323 Phillips St., Fredericksburg, VA 22406, George Washington District, \$2,000,000.00 Credit Line Deed of Trust with Virginia Partners Bank, tax map 54D-2A-17, 54D-2A-16 54D-2A-15, 54D-2A-14; \$480,000 (Instrument# 150000268).

Cascade Land & Lakes, LLC, to Atlantic Builders, Ltd., 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; sale on 01/06/15 of Lots 1, 8, 9 & 15, Section 1, Garrisonville Landing, 18.53 acres, vacant, use n/a, zoned A1, located on Ralphs Way & Garrisonville Rd., Stafford, VA 22556, Rock Hill District, \$3,000,000.00 Credit Line Deed of Trust with Virginia Partners Bank, tax map 8-17 (part); \$500,000 (Instrument# 150000286).

Hermanson Homes, Inc., to Hour Homes of Virginia, Inc., 1655 Garrisonville Road, Stafford, VA 22554; sale on 01/06/15 of Lot 11, Section 2, Queens Guard, 4.16 acres, vacant, use n/a, zoned A1, at 173 Empress Alexandra Pl., Fredericksburg, VA 22406, tax map 16J-2-11; \$100,000 (Instrument# 150000290).

Crane's Corner Investments, LLC, to Charleston Company Home Builders, Inc., P.O. Box 1480, King George, VA 22485; sale on 01/14/15 of Lot 5, Section 2, Cranewood, 1.00 acres, vacant, use n/a, zoned R1, at 35 Brass Ct., Fredericksburg, VA 22405, Falmouth-Hartwood District, \$3,500,000.00 Credit Line Deed of Trust with Union First Market Bank, tax map 45M-2-5; \$120,000 (Instrument# 150000690).

Aggregate Industries Land Company, Inc., to Albion, LLC, 6308 Five Mile Centre Park, #215, Fredericksburg, VA 22407; sale on 01/15/15 of Lot 72B, 85.95 acres, improved, building, zoned A1, at 1170 Kings Hwy., Fredericksburg, VA 22405, finished 3,238 sq. ft. building built in 1998, George Washington District; Lot 75A, 80.85 acres, improved, SFD, zoned A1, at 142 Albion Ln., Fredericksburg, VA 22405, George Washington District, finished 3,897 sq. ft. single family dwelling built in 1900 (\$1,219,350.00 Credit Line Deed of Trust with EagleBank), tax map 59-72B, 59-75A; \$1,400,000 (Instrument# 150000753).

Luther F. Jones, to Sadion Homes, LLC, c/o Scioto Management Services, 5940 Wilcox Place, Suite A, Dublin, OH 43016; sale on 01/15/15 of Lot 7, Section 1, Richland

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Forest, 7.07 acres, improved, SFD, zoned A1, at 79 Majestic Dr., Fredericksburg, VA 22406, Falmouth-Hartwood District, finished 4,740 sq. ft. single family dwelling built in 2005, tax map 34H-1-7; \$595,000 (Instrument# 150000752).

Rivercreek Properties, to John W. Swain, Jr., 4289 Exeter Drive, Dumfries, VA 22025; sale on 01/15/15 of Lot 35, Section 2, River Creek, 3.04 acres, vacant, use n/a, zoned A1, located East of Riverbend Dr. off of Kings Hwy., Fredericksburg, VA, George Washington District, \$200,000.00 Deed of Trust with John E. Pruitt, Jr., tax map 60F-2-35; \$265,000 (Instrument# 150000758).

Stafford Associates Limited Partnership No. 2, to The Drees Company, 8551 Rixlew Lane, #230, Manassas, VA 20109; sale on 01/15/15 of Parcel 27, Phase 10, Colonial Forge, 12.26 acres, vacant, use n/a, zoned R3, at 500 Courthouse Rd., Stafford, VA 22554, tax map 29-27 (Parent); \$397,295 (Instrument# 150000765).

Stafford Associates Limited Partnership No. 2, to The Drees Company, 8551 Rixlew Lane, #230, Manassas, VA 20109; sale on 01/15/15 of Lot 71, Section 2A, Colonial Forge, 0.14 acres, vacant, use n/a, zoned R3, at 4 Plowshare Ct., Stafford, VA 22554; Lot 74, Section 2A, Colonial Forge, 0.17 acres, vacant, use n/a, zoned R3, at 10 Plowshare Ct., Stafford, VA 22554, tax map 29J-2A-74, 29J-2A-71; \$315,416 (Instrument# 150000767).

Steven S. Skidmore, Devisee of the Estate of Bernard E. Jarvis, to G. H. Watts Construction, Inc., 17485 Richmond Turnpike, Milford, VA 22514; sale on 01/20/15 of Lot 22, The Manors of Park Ridge, 0.93 acres, improved, SFD, zoned R1, at 368 Eustace Rd., Stafford, VA 22554, Hartwood District, finished 3,872 sq. ft. single family dwelling built in 1992, tax map 37-22; \$67,500 (Instrument# 150000847).

Thomas Metts, to Augustine South Associates, LLC, 85 Mine Road, #115, Stafford, VA; sale on 01/20/15 of Lot 69, Accokeek, 59.43 acres, vacant, use n/a, zoned A1, at and near Cedar Ln. and west of I-95 and Austin Ridge Dr., Stafford, VA 22554; Lot 70, Accokeek, 126.00 acres, vacant, use n/a, zoned A1, at and near Cedar Ln. and west of I-95 and Austin Ridge Dr., Stafford, VA 22554; Lot 70A, Accokeek, 5.39 acres, improved, SFD, zoned A1, at 113 Cedar Ln., Stafford, VA 22554, finished 3,096 sq. ft. single family dwelling built in 1969 (\$5,970,028.00 Deed of Trust with Walker Title, LLC), tax map 38-70A, 38-70, 38-69; \$6,548,384 (Instrument# 150000838).

Liberty Knolls Development, Inc., to NVR, Inc., 10300 Spotsylvania Avenue, #140, Fredericksburg, VA 22408; sale on 01/21/15 of Lot 85, Liberty Knolls, 0.66 acres, vacant, use n/a, zoned R1, at 44 Liberty Knolls Dr., Stafford, VA 22554, tax map 29H-85; \$182,000 (Instrument# 150001059).

Southgate Investments, LLC, to NVR, Inc., 3926 Pender Drive, #200, Fairfax, VA 22030; sale on 01/21/15 of Lot 144, Section 1B, Southgate, 0.19 acres, vacant, use n/a, zoned R1,

at 10 Clear Spring Ln., Fredericksburg, VA 22405, tax map 45U-1B-144; \$136,522 (Instrument# 150001058).

Stafford Associates Limited Partnership No. 2, to The Drees Company, 8551 Rixlew Lane, #230, Manassas, VA 20109; sale on 01/23/15 of Lot 158, Section 2A, Colonial Forge, 0.16 acres, vacant, use n/a, zoned R3, at 60 Iron Master Dr., Stafford, VA 22554, Lot 89, Section 2B, Colonial Forge, 0.16 acres, vacant, use n/a, zoned R3, at 25 Tankard Rd., Stafford, VA 22554, tax map 29J-2A-158 29J-2B-89; \$135,000 (Instrument# 150001166).

Truslow Kelley Investments, LLC, to NVR, Inc., 10300 Spotsylvania Ave., #140, Fredericksburg, VA 22408; sale on 01/23/15 of Lot 34, Section 1, Stafford Landing, 0.18 acres, vacant, use n/a, zoned R1, at 27 Taylors Hill Way, Fredericksburg, VA 22405, tax map 45V-1-34; \$124,800 (Instrument# 150001171).

Stafford Associates Limited Partnership No. 2, to The Drees Company, 8551 Rixlew Lane, #230, Manassas, VA 20109; sale on 01/28/15 of Lot 68, Section 2A, Colonial Forge, 0.14 acres, vacant, use n/a, zoned R3, at 63 Iron Master Dr., Stafford, VA 22554; Lot 90, Section 2B, Colonial Forge, 0.16 acres, vacant, use n/a, zoned R3, 23 Tankard Rd., Stafford, VA 22554, tax map 29J-2B-90, 29J-2A-68; \$320,762 (Instrument# 150001441).

Rivercreek Properties, LLC, to Lawrence P. Delaney, 613 Lancaster Street, Fredericksburg, VA 22405; sale on 01/30/15 of Lot 36, Section 1, River Creek, 3.53 acres, vacant, use n/a, zoned A1, located off of Rt. 3, east of Riverbend Dr., Fredericksburg, VA, tax map 60F-2-36; \$265,000 (Instrument# 150001563).

New Home Sales

BC Stafford, LLC, to James R. Smith, 115 Royal Crescent Way, Fredericksburg, VA 22406; sale on 01/05/15 of Lot 866, Section 12C, Stafford Lakes Village, 0.55 acres, improved, SFD, zoned R1, at 115 Royal Crescent Way, Fredericksburg, VA 22406, Falmouth-Hartwood District, finished 3,925 sq. ft. single family dwelling built in 2014 (\$417,000.00 mortgage with Pulte Mortgage, LLC), tax map 44R-12C-866; \$420,639 (Instrument# 140000087).

BC Stafford, LLC, to Dwain A. Williams, Jr., 63 Ivy Spring Lane, Fredericksburg, VA 22406; sale on 01/05/15 of Lot 1094, Section 14B, Stafford Lakes Village, 0.34 acres, improved, SFD, zoned R1, at 63 Ivy Spring Ln., Fredericksburg, VA 22406, Falmouth-Hartwood District, finished 3,431 sq. ft. single family dwelling built in 2014 (\$407,057.00 mortgage with Pulte Mortgage, LLC), tax map 44R-14B-1094; \$398,490 (Instrument# 150000080).

IHMW Embrey Mill, LLC, to Sanchez D. Nichols, 405 Alder Drive, Stafford, VA 22554; sale on 01/05/15 of Lot 193, Section 1, Embrey Mill, 0.20 acres, improved, SFD, zoned

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PD2, at 405 Alder Dr., Stafford, VA 22554, Rock Hill District, finished 5,262 sq. ft. single family dwelling built in 2014 (\$538,000.00 mortgage with Navy Federal Credit Union), tax map 29G-1-193; \$568,000 (Instrument# 150000135).

Miller & Smith at Embrey Mill, LLC, to Paul Jay Ovalle, 312 Shields Road, Stafford, VA 22554; sale on 01/05/15 of Lot 11R, Section 2, Embrey Mill, 0.05 acres, improved, TH, zoned PD2, at 312 Shields Rd., Stafford, VA 22554, finished 2,500 sq. ft. townhouse built in 2014 (\$330,000.00 mortgage with Atlantic Coast Mortgage, LLC), tax map 29G-2-11; \$360,000 (Instrument# 150000115).

Miller & Smith at Embrey Mill, LLC, to Kevin M. Holcomb, 314 Shields Road, Stafford, VA 22554; sale on 01/05/15 of Lot 10R, Section 2, Embrey Mill, 0.07 acres, improved, TH, zoned PD2, at 314 Shields Rd., Stafford, VA 22554, finished 2,520 sq. ft. townhouse built in 2014 (\$377,365.00 mortgage with McLean Mortgage Corporation), tax map 29G-2-10; \$365,310 (Instrument# 150000117).

NVR, Inc., to Angela Nunnally, 110 Brenton Road, Fredericksburg, VA 22405; sale on 01/05/15 of Condo Unit(s) 6, Phase 17, Rappahannock Landing Condominium, 2,282.00 sq. ft., improved, resid. condo, zoned R2, at 110 Brenton Rd., Fredericksburg, VA 22405, finished 2,282 sq. ft. townhouse built in 2014 (\$263,956.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53K-17-6; \$272,120 (Instrument# 150000263).

Pulte Home Corporation, to Peter F. Gale, Jr., 158 Hyannis Place, Fredericksburg, VA 22406; sale on 01/05/15 of Lot 937, Section 7A, Celebrate Virginia North, 0.10 acres, improved, semi-detached, zoned RBC, at 158 Hyannis Pl., Fredericksburg, VA 22406, finished 1,509 sq. ft. semi-detached dwelling built in 2014 (\$208,492.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-7A-937; \$228,492 (Instrument# 140000089).

Richmond American Homes of Virginia, Inc., to Felimon G. Gomez, 46 Daffodil Lane, Stafford, VA 22554; sale on 01/05/15 of Lot 70, Section 2, Moncure Estates, 0.19 acres, improved, SFD, zoned R1, at 46 Daffodil Ln., Stafford, VA 22554, finished 3,262 sq. ft. single family dwelling built in 2014 (\$413,198.00 mortgage with HomeAmerican Mortgage Corporation), tax map 30TT-2-70; \$399,999 (Instrument# 150000127).

Atlantic Builders, Ltd., to Helen Meacham & Donald Ruth, 59 Indian Point Road, Stafford, VA 22554; sale on 01/06/15 of Lot 2, the Preserve at Indian Point, 1.06 acres, improved, SFD, zoned A2, at 59 Indian Point Rd., Stafford, VA 22554, finished 3,751 sq. ft. single family dwelling built in 2014 (\$408,497.00 mortgage with Atlantic Coast Mortgage, LLC), tax map 49R-2; \$399,900 (Instrument# 150000276).

NVR, Inc., to Tommy Henderson, 31 Liberty Knolls Drive, Stafford, VA 22554; sale on 01/06/15 of Lot 10,

Liberty Knolls, 0.29 acres, improved, SFD, zoned R1, at 31 Liberty Knolls Dr., Stafford, VA 22554, finished 3,898 sq. ft. single family dwelling built in 2014 (\$618,076.00 mortgage with Century Lending Company), tax map 29H-10; \$618,076 (Instrument# 150000265).

The Drees Company, to Margaret M. Beaudette, 110 Dandridge Court #100, Stafford, VA 22554; sale on 01/06/15 of Condo Unit(s) 55, Phase 12, Colonial Forge Condominium, 1,431.00 sq. ft., improved, resid. condo, zoned R3, at 110 Dandridge Ct., #100, Stafford, VA 22554, finished 1,431 sq. ft. townhouse built in 2014, tax map 29L-12-55; \$259,470 (Instrument# 150000292).

NVR, Inc., to Michael Nolan, 35 Liberty Knolls Drive, Stafford, VA 22554; sale on 01/07/15 of Lot 12, Liberty Knolls, 0.29 acres, improved, SFD, zoned R1, at 35 Liberty Knolls Dr., Stafford, VA 22554, finished 3,523 sq. ft. single family dwelling built in 2014 (\$536,299.00 mortgage with NVR Mortgage Finance, Inc.), tax map 29H-12; \$536,299 (Instrument# 150000331).

NVR, Inc., to Ashwani Srivastava, 3352 N. Chatham Road, Unit B, Ellicott City, MD 21042; sale on 01/09/15 of Lot 1, Section 1A, Southgate, 0.29 acres, improved, SFD, zoned R1, at 43 Queensland Dr., Fredericksburg, VA 22405, finished 3,626 sq. ft. single family dwelling built in 2013 (\$336,000.00 mortgage with NVR Mortgage Finance, Inc.), tax map 45U-1A-1; \$420,000 (Instrument# 150000427).

Bryton Homes at Ambrose Estates, LLC, to Wilbur Lee Barnes, Jr., 5 Everett Lane, Fredericksburg, VA 22405; sale on 01/12/15 of Lot 1, Ambrose Estates, 3.22 acres, improved, SFD, zoned A1, at 5 Everett Ln., Fredericksburg, VA 22405, Falmouth-Hartwood District, finished 6,229 sq. ft. single family dwelling built in 2014 (\$709,437.00 mortgage with First Guaranty Mortgage Corporation), tax map 44JJ-1; \$695,176 (Instrument# 150000488).

NVR, Inc., to Jonathan Kula, 80 Genevieve Court, Fredericksburg, VA 22406; sale on 01/12/15 of Lot 11, Lake Estates, 5.08 acres, improved, SFD, zoned A1, at 80 Genevieve Ct., Fredericksburg, VA 22406, finished 5,134 sq. ft. single family dwelling built in 2014 (\$617,915.00 mortgage with NVR Mortgage Finance, Inc.), tax map 37E-11; \$686,573 (Instrument# 150000471).

NVR, Inc., to Nicholas Cavano, 108 Brenton Road, Fredericksburg, VA 22405; sale on 01/13/15 of Condo Unit(s) 5, Phase 17, Rappahannock Landing Condominium, 1,922.00 sq. ft., improved, resid. condo, zoned R2, at 108 Brenton Rd., Fredericksburg, VA 22405, finished 1,922 sq. ft. townhouse built in 2014 (\$257,280.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53K-17-5; \$268,000 (Instrument# 150000593).

K. Hovnanian at Seasons Landing, LLC, to Jack L. Jacobs, Jr., 30 Snow Drive, Stafford, VA 22554; sale on 01/20/15 of Lot 135, Section 2, Seasons Landing, 0.19 acres,

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improved, SFD, zoned R1, at 30 Snow Dr., Stafford, VA 22554, finished 3,421 sq. ft. single family dwelling built in 2014 (\$414,850.00 mortgage with K. Hovnanian American Mortgage, LLC), tax map 30NN-2-135; \$414,886 (Instrument# 150000870).

NVR, Inc., to Gladys V. Lambert, 208 Brenton Road, Fredericksburg, VA 22405; sale on 01/20/15 of Condo Unit(s) 11, Phase 16, Rappahannock Landing Condominium, 1,682.00 sq. ft., improved, resid. condo, zoned R2, at 208 Brenton Rd., Fredericksburg, VA 22405, finished 1,682 sq. ft. townhouse built in 2014 (\$228,720.00 mortgage with George Mason Mortgage, LLC), tax map 53K-16-11; \$232,940 (Instrument# 150000856).

NVR, Inc., to Christopher M. Black, 36 Liberty Knolls Drive, Stafford, VA 22554; sale on 01/20/15 of Lot 87, Liberty Knolls, 0.47 acres, improved, SFD, zoned R1, at 36 Liberty Knolls Dr., Stafford, VA 22554, finished 4,314 sq. ft. single family dwelling built in 2014 (\$659,256.00 mortgage with Banc of California), tax map 29H-87; \$659,256 (Instrument# 150000854).

Richmond American Homes of Virginia, Inc., to Ronald M. Ulibarri, 104 Blackgum Court, Stafford, VA 22554; sale on 01/21/15 of Lot 61R, Section 1, Embrey Mill, 0.05 acres, improved, TH, zoned PD2, at 104 Blackgum Ct., Stafford, VA 22554, finished 2,146 sq. ft. townhouse built in 2014 (\$250,000.00 mortgage with HomeAmerican Mortgage Corporation), tax map 29G-1-61; \$329,999 (Instrument# 150001030).

The Drees Company, to Ravi Chandra Gude & Swati Vellanki, 12 Coulter Lane, Stafford, VA 22554; sale on 01/21/15 of Lot 276, Section 6C, Colonial Forge, 0.05 acres, improved, TH, zoned R3, at 12 Coulter Ln., Stafford, VA 22554, finished 2,908 sq. ft. townhouse built in 2014 (\$266,452.00 mortgage with First Equity Mortgage, Inc.), tax map 29J-6C-276; \$333,065 (Instrument# 150001025).

Atlantic Builders, Ltd., to Brandee Holbrook, 35 Boxwood Drive, Fredericksburg, VA 22406; sale on 01/23/15 of Lot 23, Section 2, Stafford Estates, 4.21 acres, improved, SFD, zoned A1, at 35 Boxwood Dr., Fredericksburg, VA 22406, finished 3,741 sq. ft. single family dwelling built in 2014 (\$401,200.00 mortgage with George Mason Mortgage, LLC), tax map 34L-2-23; \$401,200 (Instrument# 150001172).

Pulte Home Corporation, to Harold Marciari, 21 Table Bluff Drive, Fredericksburg, VA 22406; sale on 01/23/15 of Lot 230, Section 3A1, Celebrate Virginia North, 0.13 acres, improved, SFD, zoned RBC, at 21 Table Bluff Dr., Fredericksburg, VA 22406, finished 1,508 sq. ft. single family dwelling built in 2014, tax map 44CC-3A1-230; \$275,539 (Instrument# 150001241).

Augustine Homes, LLC, to Jahosame Cotto, 65 Coachman Circle, Stafford, VA 22554; sale on 01/26/15 of Lot 200, Section 6, Hills of Aquia, 0.23 acres, improved, SFD,

zoned R1, at 65 Coachman Cir., Stafford, VA 22554, finished 3,484 sq. ft. single family dwelling built in 2014 (\$568,720.00 mortgage with First Heritage Mortgage, LLC), tax map 21Y-6-200; \$556,750 (Instrument# 150001241).

GTIS-HOV Leeland Station, LLC, to Walter Henry Smith, Jr., 23 Woodford Drive, Fredericksburg, VA 22405; sale on 01/26/15 of Lot 563, Section 5B, Leeland Station, 0.32 acres, improved, SFD, zoned PD1, at 23 Woodford Dr., Fredericksburg, VA 22405, finished 4,819 sq. ft. single family dwelling built in 2014 (\$529,102.00 mortgage with K. Hovnanian American Mortgage, LLC), tax map 46M-5B-563; \$512,227 (Instrument# 150001258).

GTIS-HOV Leeland Station, LLC, to Syed Amin Rone & Fateha Chowdhury, 29 Woodford Drive, Fredericksburg, VA 22405; sale on 01/26/15 of Lot 566, Section 5B, Leeland Station, 0.31 acres, improved, SFD, zoned PD1, at 29 Woodford, Fredericksburg, VA 22405, finished 3,116 sq. ft. single family dwelling built in 2014 (\$376,350.00 mortgage with K. Hovnanian American Mortgage, LLC), tax map 46M-5B-566; \$404,692 (Instrument# 150001260).

Richmond American Homes of Virginia, Inc., to George Toby Dakon, 513 Apricot Street, Stafford, VA 22554; sale on 01/26/15 of Lot 435, Section 2, Embrey Mill, 0.21 acres, improved, SFD, zoned PD2, at 513 Apricot St., Stafford, VA 22554, finished 5,547 sq. ft. single family dwelling built in 2014 (\$514,800.00 mortgage with Village Bank Mortgage Corporation), tax map 29G-2-435; \$572,000 (Instrument# 150001271).

Beazer Homes Corporation, to Alvie C. Lowery, 17 Finial Way, Stafford, VA 22554; sale on 01/28/15 of Lot 249, Section 6C, Colonial Forge, 0.05 acres, improved, TH, zoned R3, at 17 Finial Way, Stafford, VA 22554, finished 2,774 sq. ft. townhouse built in 2014 (\$326,520.00 mortgage with The Money Source), tax map 29J-6C-249; \$319,990 (Instrument# 150001422).

Miller & Smith at Embrey Mill, LLC, to Matthew L. Horn, 306 Shields Road, Stafford, VA 22554; sale on 01/29/15 of Lot 14R, Section 2, Embrey Mill, 0.05 acres, improved, TH, zoned PD2, at 306 Shields Rd., Stafford, VA 22554, finished 2,520 sq. ft. townhouse built in 2015 (\$364,369.00 mortgage with McLean Mortgage Corporation), tax map 29G-2-14; \$356,700 (Instrument# 150001517).

NVR, Inc., to William R. Bishop, 23 Taylors Hill Way, Fredericksburg, VA 22405; sale on 01/29/15 of Lot 35, Section 1, Stafford Landing, 0.18 acres, improved, SFD, zoned R1, at 23 Taylors Hill Way, Fredericksburg, VA 22405, finished 3,046 sq. ft. single family dwelling built in 2014 (\$384,276.00 mortgage with NVR Mortgage Finance, Inc.), tax map 45V-1-35; \$404,502 (Instrument# 150001497).

Aaronal Homes, Inc., to Larry C. Thompson, 105 Kestral Lane, Fredericksburg, VA 22406; sale on 01/30/15 of Lot 48, Marsh Run Estates, 7.45 acres, improved, SFD, zoned A1, at

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105 Kestral Ln., Fredericksburg, VA 22406, finished 4,375 sq. ft. single family dwelling built in 2015 (\$574,000.00 mortgage with Navy Federal Credit Union), tax map 34K-48; \$574,000 (Instrument# 150001572).

BC Stafford, LLC, to Roger L. Leturno, 61 Ivy Spring Lane, Fredericksburg, VA 22406; sale on 01/30/15 of Lot 1093, Section 14B, Stafford Lakes Village, 0.37 acres, improved, SFD, zoned R1, at 61 Ivy Spring Ln., Fredericksburg, VA 22406, finished 2,760 sq. ft. single family dwelling built in 2014 (\$350,000.00 mortgage with Pulte Mortgage, LLC), tax map 44R-14B-1093; \$350,000 (Instrument# 150001590).

Brookstone Homes, Inc., to Marlon G. Camacho, 80 Donovan Lane, Stafford, VA 22556; sale on 01/30/15 of Lot 75, Section 2, Poplar Estates, 3.13 acres, improved, SFD, zoned R1, at 80 Donovan Ln., Stafford, VA 22556, finished 4,642 sq. ft. single family dwelling built in 2015 (\$561,484.00 mortgage with M & T Bank), tax map 27P-2-75; \$543,547 (Instrument# 150001595).

Brookstone Homes, Inc., to Barry W. Downing, 20 Rhonda Court, Stafford, VA 22556; sale on 01/30/15 of Lot 69, Section 2, Poplar Estates, 3.08 acres, improved, SFD, zoned R1, at 20 Rhonda Ct., Stafford, VA 22556, finished 4,796 sq. ft. single family dwelling built in 2014 (\$555,000.00 mortgage with Century Lending Company), tax map 27P-2-69; \$585,000 (Instrument# 150001599).

K. Hovnanian Homes of Virginia, Inc., to Joseph Walton Hicks, 70 Dons Way, Stafford, VA 22554; sale on 01/30/15 of Lot 30, Brittany Estates, 10.83 acres, improved, SFD, zoned A1, at 70 Dons Way, Stafford, VA 22554, finished 3,530 sq. ft. single family dwelling built in 2015 (\$618,150.00 mortgage with K. Hovnanian American Mortgage, LLC), tax map 40E-30; \$618,188 (Instrument# 150001587).

K. Hovnanian Homes of Virginia, Inc., to Erica Schwendeman, 18 Dons Way, Stafford, VA 22554; sale on 01/30/15 of Lot 26, Brittany Estates, 4.20 acres, improved, SFD, zoned A1, at 18 Dons Way, Stafford, VA 22554, finished 4,354 sq. ft. single family dwelling built in 2014 (\$605,650.00 mortgage with K. Hovnanian American Mortgage, LLC), tax map 40E-26; \$605,688 (Instrument# 150001585).

Miller & Smith at Embrey Mill, LLC, to Ted A. Rose, 302 Shields Road, Stafford, VA 22554; sale on 01/30/15 of Lot 16R, Section 2, Embrey Mill, 0.05 acres, improved, TH, zoned PD2, at 302 Shields Rd., Stafford, VA 22554, finished 2,500 sq. ft. townhouse built in 2015 (\$341,181.00 mortgage with Atlantic Coast Mortgage, LLC), tax map 29G-2-16; \$334,830 (Instrument# 150001578).

Miller & Smith at Embrey Mill, LLC, to Luis A. Palacios, 300 Shields Road, Stafford, VA 22554; sale on 01/30/15 of Lot 17R, Section 2, Embrey Mill, 0.07 acres,

improved, TH, zoned PD2, at 300 Shields Rd., Stafford, VA 22554, finished 2,500 sq. ft. townhouse built in 2015 (\$364,080.00 mortgage with McLean Mortgage Corporation), tax map 29G-2-17; \$352,450 (Instrument# 150001575).

Richmond American Homes of Virginia, Inc., to Yolanda A. Lakner, 100 Blackgum Court, Stafford, VA 22554; sale on 01/30/15 of Lot 59R, Section 1, Embrey Mill, 0.07 acres, improved, TH, zoned PD2, at 100 Blackgum Ct., Stafford, VA 22554, finished 2,221 sq. ft. townhouse built in 2014, tax map 29G-1-59; \$361,097 (Instrument# 150001562).

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