

December 29, 2008



**RE: PAGAN PROPERTY  
PIN # 8-A-2, 8-A-2A**

This letter is to inform you of an upcoming community meeting to discuss a potential development in the Chancellor District of Spotsylvania County. The meeting will be held at Wilderness Community Church, located at 10501 Plank Road Spotsylvania, Virginia 22553, in the Welcome Center on Thursday January 15<sup>th</sup>, 2009, from 7 p.m.- 8:30 p.m. It is sponsored by the owner and developer Dr. Robert D. Pagan, D.D.S. and hosted by E. D. Lewis & Associates, P.C., an engineering and land planning firm located in Richmond, VA.

The proposed development is known as the "Pagan Property", (PIN # 8-A-2, and 8-A-2A). They are owned and will be developed by Dr. Robert D. Pagan, D.D.S. The parcels in question total 150± acres, and are located at the county line between Spotsylvania and Orange, north of Route 3.

There will be two components to the development – one, a wholesale nursery located at the rear of the property, and two, a small medical office cluster, fronting the property. The nursery would occupy 16± acres of the site. There will be two (2) buildings on-site, an office (2,000± square feet) and storage building (4,000± square feet). The medical office cluster would occupy approximately one (1±) acre, and provide three (3) medical offices on-site totaling 12,000 square feet. The nursery is allowed under the current zoning, (R-U) with a special exception, whereas the office parcel will need to be rezoned to O-1.

A community meeting is to be held to help answer any questions or concerns of the surrounding citizens. This is the first step in the application process. From here, a formal submission will be made to the county, whereupon the Planning Staff will review and make recommendations to the Planning Commission. The Planning Commission will hold a public hearing to address potential concerns, and from there make recommendations to the Board of Supervisors. The Board of Supervisors will take a vote to approve or deny the project. If approved by the Board of Supervisors, the site plan process can begin.

Please see the attached plan of the parcel site, to use as reference in finding information about this parcel. E. D. Lewis & Associates, P.C. will provide larger drawings for viewing at the community meeting and will present a slide show to discuss the project. A question and answer period will follow to address questions and concerns.

We thank you for your time, and look forward to seeing you at the community meeting,

Sincerely,

**E. D. LEWIS & ASSOCIATES, P.C.**

A handwritten signature in cursive script that reads "Sara Shirley".

Sara H. Shirley  
Assistant Landscape Architect

SHS

Enclosure

