

CONDITIONAL USE PERMIT

APPLICATION



AUGUST 2019

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.

Background and Process Information

Conditional uses are uses which are generally compatible with the other land uses permitted in the zoning district but require individual review for their intensity, location, design and configuration. Conditions are imposed by the County in order to ensure the appropriateness of the use at a particular location.

Conditional Use Permits may be approved upon a finding by the Board of Supervisors that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the purpose and intent of the zoning ordinance. Applications for conditional use permits must be submitted to the Department of Planning & Zoning.

Each application for a Conditional Use Permit is forwarded to the Planning Commission for consideration. The Planning Commission will hold a public hearing on the application.

The applicant is required to attend this public hearing. After the public hearing, the Planning Commission forwards a recommendation to the Board of Supervisors.

The Board of Supervisors will hold a public hearing on the application. The applicant is required to attend the public hearing. The Board may approved or deny the request for a permit. Should the Board approve the permit, they may designate conditions which, in its opinion, will mitigate the impacts of the requested conditional use.

Conditions may be established to:

1. Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
2. Provide for adequate parking, ingress and egress to public streets and roads.
3. Provide adjoining property with buffers or screening to mitigate visual and/or noise impacts.
4. Establish setback, side or rear yard requirements necessary for orderly expansion and to prevent traffic congestion.

Amendments to Approved Conditional Use Permit Conditions:

Any previous approved conditional use permit may be revised by the Board of Supervisors following a public hearing. Minor Amendments shall be allowed subject to the following requirements:

1. No more than two permit conditions can be changed at the time of request
2. Changes do not materially affect site layout

Conditional Use Permit Amendments are subject to the standard Conditional Use Permit fees. Minor Amendments are subject to the Minor Amendment fees in Section 2 of the Application Review Fees Calculation.

Conditional Use Permit Application Instructions

1. The applicant must meet with a Planner prior to submitting an application. A preliminary conference regarding the application may be scheduled with a Planner.
2. Fill-out, sign and date the application form. If the applicant is not the property owner, attach a notarized letter of consent from the property owner authorizing the applicant to act as the owner's agent for the application.
3. The applicant must provide three copies of a boundary survey and a metes and bounds description of the land for which the Conditional Use Permit would apply.
4. The applicant must provide the names and addresses of all adjacent property owners, including those immediately across the road(s) from the property. This list is used for the notification to the adjacent owners of the public hearing.
5. The applicant must provide a General Development Plan (GDP) drawn to standards in Article 13 of the Zoning Ordinance.
6. If available, it is recommended that the applicant(s) include architectural renderings that show building materials, building heights, site design amenities, etc. Staff may ask this to be submitted by the applicant(s) on a case-by-case-basis.
7. The applicant must submit impact statements with the application. Impact studies must address traffic volumes, public utility capacities, noise, dust and smoke emissions. A Transportation Impact Analysis (TIA) is required for all projects that meet the following criteria:
 - generate 150 or more vehicle trips per day above the existing use, and
 - the site would meet the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements.Proffers or conditions which limit the vehicle trips per day may be taken into consideration when calculating the maximum development. The TIA shall be developed in accordance with the guidelines established in 24 VAC 30-155.
8. Applications are due the third Friday of any month. Public hearings are required by the Planning Commission and Board of Supervisors. Public hearing dates will be determined based on application filing date, date application is deemed complete, and available meeting dates.

Application Submittal Checklist

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- ☒ Completed "Project Information & Primary Contacts" form (Page 7)
 - ☒ Signed "Statements of Understanding" from the owner(s) and applicant (Page 8)
 - ☒ Signed and Notarized Owner's Consent Statement (if applicant/agent is not the owner)
 - ☒ Completed "General Information" sheet (Page 9)
 - ☒ Completed "Review Fee Calculation" sheet and appropriate Fees payable to "County of Stafford" (Page 10)
 - ☒ Completed "List of Adjoining Property Owners" (Pages 12 & 13)
 - ☒ Completed "Application Affidavit" (Pages 14 – 17)
 - ☒ Completed "Checklist for Generalized Development Plans" (Pages 18 & 19)
 - N/A ☐ Completed "Transportation Impact Analysis Determination Form" (Page 20)
 - N/A ☐ Proof that Real Estate Taxes have been paid
 - ☒ Complete Legal Description of the area to be reclassified (Acreage must match Boundary Survey Plat) **See Boundary Survey Plat sheet**
 - N/A ☐ Completed Impact Statement **Conditional Use Permit is for height only**
 - N/A ☐ Completed Transportation Impact Analysis (TIA), if required (Five (5) paper copies with electronic copies or ftp site)
-

PLATS AND PLANS

- ☒ Boundary Survey Plat of area subject to rezoning (with 3 copies at 8½" x 11" size)
- ☒ Generalized Development Plan (**6** full-size copies at 24"x 36" size)
 - * See "Checklist for Generalized Development Plans" (Pages 18 & 19)

**X Site sections Elevations
with Heights**
X

RECEIVED

DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED

DATE: _____ INITIALS _____

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)

Project Information & Primary Contacts

PROJECT INFORMATION

Stafford County Public Schools High School #6

PROJECT NAME

ADDRESS (IF AVAILABLE)
36-37

TAX MAP / PARCEL(S)

HARTWOOD MAGISTERIAL DISTRICT,

LOCATION OF PROJECT

PROJECT #

SECTION

83.4 Acres

TOTAL SITE ACREAGE

A1

ZONING DISTRICT

APPLICANT/AGENT (Provide attachment if
Applicant and Agent differ)

Kathleen O'Hearn

NAME
8609 Westwood Center Drive Suite 425, Tysons, VA 22182

ADDRESS
703.839.7516

PHONE NUMBER

CITY
703.903.9100

FAX NUMBER

Primary Contact Person ☐

Grimm +Parker Architects

COMPANY

STATE ZIP
kohearn@gparch.com

EMAIL ADDRESS

OWNER (Provide attachments if multiple owners)

Joe Neubert

NAME
31 Stafford Avenue, Stafford, VA 22554

ADDRESS
540.658.6540

PHONE NUMBER

CITY
540.658.5951

FAX NUMBER

Primary Contact Person ☐

Stafford County Public Schools

COMPANY

STATE ZIP
toweryjd@staffordschools.net

EMAIL ADDRESS

PROFESSIONAL (Engineer, Surveyor, etc.)

Jason Mullins

NAME
1001 Boulders Pkwy, Suite 300, Richmond, VA 23225

ADDRESS
804.200.6466

PHONE NUMBER

CITY
804.560.1016

FAX NUMBER

Primary Contact Person ☐

Timmons Group

COMPANY

STATE ZIP
jason.mullins@timmons.com

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 conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

 Digitally signed by Joseph M Neubert
DN: cn=US, e=Neubertm@staffordschools.net, o="Facility,
Planning, Design & Construction Dept", ou=Stafford County Public
Schools, CN=Joseph M Neubert
Reason: I am the author of this document
Date: 2022.10.19 15:42:53-04'00'

Signature of Owner/Co Owner

Joseph M Neubert
Printed Name Date

Signature of Owner/Co Owner

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 conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

 Digitally signed by Joseph M Neubert
DN: cn=US, e=Neubertm@staffordschools.net, o="Facility,
Planning, Design & Construction Dept", ou=Stafford County
Public Schools, CN=Joseph M Neubert
Reason: I am the author of this document
Date: 2022.10.19 15:42:55-04'00'

Signature of Applicant/Agent

Joseph M Neubert
Printed Name Date

* Additional sheets may be used, if necessary.

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

This project is Stafford County Public High School #6. The project is a two-story masonry and metal stud structure, with brick and metal panel veneers. The school is approximately 295,000 sf for 2150 students. The school will also have a football stadium, baseball, softball and soccer fields, and tennis courts. Parking lots, a bus loop and a campus road are also proposed.

INFORMATION FOR FEE CALCULATIONS

_____ **83.4** _____ # of Acres

Type of Conditional Use Permit:

- ☒ Standard Conditional Use Permit (including amendments)
- ☐ Minor Conditional Use Permit Amendment *
- ☐ Minor Conditional Use Permit Amendment (submitted simultaneously with a Minor Proffer Amendment Application) *

* See Background Information on page 3 to determine if the request qualifies as a minor amendment.

INFORMATIONAL

Previous Resolution # _____

Zoning District _____

Proposed Use(s) _____

Review Fee Calculations

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

Section I. Standard Conditional Use Permit:

A. Base Fee: (Required)	\$	<u>9,750.00</u>
B. General Fee: (If greater than 5 acres)		
(<u>83.4</u> Acres – 5) X \$125	\$	<u>9,800</u>
C. Fire & Rescue Review Fee (required).....	\$	<u>95.00</u>
D. Utilities Department Review Fee (required).....	\$	<u>95.00</u>
E. Public Works Review Fee (required).....	\$	<u>120.00</u>
F. Traffic Impact Analysis Review Fee: (If TIA required)		
Volume <1,000 VPD	\$200.00	
Volume >1,000 VPD	\$400.00	\$ <u>N/A</u>
G. Adjacent Property Notification (required):		
(<u>51</u> Adjacent properties) X \$6.48	\$	<u>330.48</u>
Sub-total (Add appropriate amounts from lines A thru G above).....	\$	<u>20,310.48</u>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$	<u>558.53</u>
TOTAL (Sub-total + H. Technology Fee).....	\$	<u>20,869.02</u>

Intra-departmental Transfer Total Due: \$???????

Section II. Minor Conditional Use Permit Amendment:

A. General Fee:	\$	<u>6,190.00</u>
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).....	\$	_____

Section III. Minor Conditional Use Permit Amendment (when submitted simultaneously with a Minor Proffer Amendment Application):

A. General Fee: \$ 3,095.00

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)..... \$ _____

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.

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.

**Additional pages are provided
with application**

Provide additional pages if needed.

<u>36B-2-8</u>	<u>MATTHEW AND KRISTY L CARTER HOWDERSHELT</u>	
TAX MAP / PARCEL	NAME	
<u>1544 TRUSLOW ROAD</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>36B-2-7</u>	<u>KYLE B HILL, MONICA Y HILL</u>	
TAX MAP / PARCEL	NAME	
<u>9 COOL BREEZE WAY</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>36B-2-6</u>	<u>ROGER L STILTNER, LINDA C STILTNER</u>	
TAX MAP / PARCEL	NAME	
<u>10 COOL BREEZE WAY</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

36B-1-5

CARRIE CANNON HAMMONS, WILLIAM MICAH

TAX MAP / PARCEL

NAME

1496 TRUSLOW ROAD

ADDRESS

FREDERICKSBURG

VA

22406

CITY

STATE

ZIP

36B-1-4

DAVID F HUNLEY, SONYA L HUNLEY

TAX MAP / PARCEL

NAME

1480 TRUSLOW ROAD

ADDRESS

FREDERICKSBURG

VA

22406

CITY

STATE

ZIP

36B-1-3

JOHNATHAN D MARRS, NICOLE D MARRS

TAX MAP / PARCEL

NAME

1464 TRUSLOW ROAD

ADDRESS

FREDERICKSBURG

VA

22406

CITY

STATE

ZIP

36B-1-2

YOVANY BARAHONA , SANDRA ILBEA BARAHONA

TAX MAP / PARCEL

NAME

1448 TRUSLOW ROAD

ADDRESS

FREDERICKSBURG

VA

22406

CITY

STATE

ZIP

36B-2-10

LISA FERENCE

TAX MAP / PARCEL

NAME

15 SUMMER BREEZE LANE

ADDRESS

FREDERICKSBURG

VA

22406

CITY

STATE

ZIP

36B-2-9	GEORGE W. MORRISON, CYNTHIA SCHAULAN	
TAX MAP / PARCEL	NAME	
4 EDDY STONE COURT		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

36B-1-1	WILLIAM S. MARSHALL, JANET P. MARSHALL	
TAX MAP / PARCEL	NAME	
1400 TRUSLOW ROAD		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

36-30-5	COLEMAN CORNETT, CONNIE L CORNETT	
TAX MAP / PARCEL	NAME	
1379 TRUSLOW ROAD		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

36-34	ESTATE OF MARVIN C. FRITTER	
TAX MAP / PARCEL	NAME	
1310 TRUSLOW ROAD		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

36-31C	JOHN L. SYLVESTER, AMY J SYLVESTER	
TAX MAP / PARCEL	NAME	
1365 TRUSLOW ROAD		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

<u>36-31</u>	<u>EARL D. UNDERWOOD, COLETTE UNDERWOOD</u>	
TAX MAP / PARCEL	NAME	
<u>1355 TRUSLOW ROAD</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>36-31A</u>	<u>MAYNARD LEWIS (TRUSTEE)</u>	
	<u>BARBARA SNELLINGS LEWIS (TRUSTEE)</u>	
TAX MAP / PARCEL	NAME	
<u>1335 TRUSLOW ROAD</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>36-30-4</u>	<u>LEWIS EARL MILLS, TINA LOUISE MILLS</u>	
TAX MAP / PARCEL	NAME	
<u>1385 TRUSLOW ROAD</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>36-30</u>	<u>DANIEL AKIRA KOCH, MONICA DEL PILAR KOCH PEREZ</u>	
TAX MAP / PARCEL	NAME	
<u>1393 TRUSLOW ROAD</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>44L-3-66</u>	<u>STEVEN L. FRIGA JR.,JILLIAN DENISE FRIGA</u>	
TAX MAP / PARCEL	NAME	
<u>17 BALDWIN DRIVE</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

44L-3-65	ALEC L. KIRSTEIN, SARA N. KIRSTEIN	
TAX MAP / PARCEL	NAME	
15 BALDWIN DRIVE		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

44L-3-64	JAMES FRANKLIN HARPINE, VICTORIA ANN HARPINE	
TAX MAP / PARCEL	NAME	
13 BALDWIN DRIVE		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

36-30-2	DENNIS S. NORRIS	
TAX MAP / PARCEL	NAME	
1399 TRUSLOW ROAD		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

36-30-1	REED KENNETH HENNEBURY, LINDA S. HENNEBURY	
TAX MAP / PARCEL	NAME	
1407 TRUSLOW ROAD		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

44L-3-63	WILLIAM CALVIN WASHINGTON JR	
TAX MAP / PARCEL	NAME	
11 BALDWIN DRIVE		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

<u>44L-3-62</u>	<u>JEFFREY W MORRIS, RHONDA M. MORRIS</u>	
TAX MAP / PARCEL	NAME	
<u>9 BALDWIN DRIVE</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>44L-3-61</u>	<u>KOREN JACKSON, DEVIN ANDRIK JACKSON</u>	
TAX MAP / PARCEL	NAME	
<u>7 BALDWIN DRIVE</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>44L-3-60</u>	<u>HILLARY ANNE ELLIOT-SULLIVAN, MICHAEL ASHBY SULLIVAN</u>	
TAX MAP / PARCEL	NAME	
<u>5 BALDWIN DRIVE</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>44L-2-32</u>	<u>MATTHEW ALLEN VAUGHN, JANDE NICOLE VAUGHN</u>	
TAX MAP / PARCEL	NAME	
<u>6 AMBER COURT</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>44L-2-31</u>	<u>ROBERT PECKHAM</u>	
TAX MAP / PARCEL	NAME	
<u>5 AMBER COURT</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

44L-2-26	MICHAEL C. JONES, MALINDA RAE JONES	
TAX MAP / PARCEL	NAME	
6 GABLE COURT		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

44L-2-25	KRISTOPHER HAROLD MCGAR, CHERYL LYN MCGAR	
TAX MAP / PARCEL	NAME	
7 GABLE COURT		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

44L-2-24	ROBERT D. STRAWN, ALICE M. STRAWN	
TAX MAP / PARCEL	NAME	
5 GABLE COURT		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

44L-1-B	CARDINAL FOREST HOMEOWNERS	
TAX MAP / PARCEL	NAME	
PO BOX 7268		
ADDRESS		
FREDERICKSBURG	VA	22404
CITY	STATE	ZIP

44-62	SUMNER FALLS RUN LLC	
TAX MAP / PARCEL	NAME	
1221 WARRENTON ROAD		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

<u>44-62B</u>	<u>SUMNER FALLS RUN LLC</u>	
TAX MAP / PARCEL	NAME	
<u>PO BOX 32307</u>		
ADDRESS		
<u>CHARLOTTE</u>	<u>NC</u>	<u>28232</u>
CITY	STATE	ZIP

<u>44-62C</u>	<u>SUMNER FALLS RUN LLC</u>	
TAX MAP / PARCEL	NAME	
<u>125 ROYAL FALLS DRIVE</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>44R-1A</u>	<u>WAL-MART STORES EAST LP STORE #4258</u>	
TAX MAP / PARCEL	NAME	
<u>11 VILLAGE PARKWAY</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>44-4J</u>	<u>THE RECTOR OF MARY WASHINGTON COLLEGE & THE COMMNWEALTH OF VIRGINIA</u>	
TAX MAP / PARCEL	NAME	
<u>121 UNIVERSITY BLVD.</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>44A-2B</u>	<u>MICHAEL A. BLAKE, RAY W. BLAKE, ELAINE BLAKE</u>	
TAX MAP / PARCEL	NAME	
<u>1287 WARRENTON ROAD</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

44-60	CARROLL E. BLAKE	
TAX MAP / PARCEL	NAME	
1281 WARRENTON ROAD		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

44-59	CARROLL E. BLAKE, MICHAEL BLAKE	
TAX MAP / PARCEL	NAME	
1275 WARRENTON ROAD		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

44A-2C	JAMES LESTER BURTON	
TAX MAP / PARCEL	NAME	
11 PEACH LAWN ROAD		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

44A-2D	WILLIAM HENRY HARE JR., ELIZABETH HARE	
TAX MAP / PARCEL	NAME	
1448 TRUSLOW ROAD		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

44-61	STAFFORD E&A LLC	
TAX MAP / PARCEL	NAME	
1270 WARRENTON ROAD		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

<u>44-61A</u>	<u>STAFFORD E&A LLC</u>	
TAX MAP / PARCEL	NAME	
<u>PO BOX 528</u>		
ADDRESS		
<u>COLUMBIA</u>	<u>SC</u>	<u>29202</u>
CITY	STATE	ZIP

<u>44-4D</u>	<u>E. NELSON CURTIS, IRENE GERTRUDE</u>	
TAX MAP / PARCEL	NAME	
<u>37 PEACH LAWN RD</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>36-28C</u>	<u>DAVID W. HAMILTON (TRUSTEE)</u> <u>DOROTHY P. HAMILTON (TRUSTEE)</u>	
TAX MAP / PARCEL	NAME	
<u>1330 WARRENTON ROAD</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>36-28E</u>	<u>CHARLES N. TOLSON</u>	
TAX MAP / PARCEL	NAME	
<u>1551 TRUSLOW ROAD</u>		
ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>36-28A</u>	<u>ENGLISH MORGAN RHYNE & LEAH ELISABET</u> <u>MARSHALL LUKAS JAMAL & BRITTANY MARI</u>	
TAX MAP / PARCEL	NAME	
<u>204 ALMOND DR</u>		
ADDRESS		
<u>STAFFORD</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP

44A-2A	MICHAEL A. BLAKE, RAY W. BLAKE, ELAINE BLAKE	
TAX MAP / PARCEL	NAME	
1287 WARRENTON RD		
ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

36-29	WARD CORPORATION	
TAX MAP / PARCEL	NAME	
1300 PICCARD DR STE 150		
ADDRESS		
ROCKVILLE	MD	20850
CITY	STATE	ZIP

36-37A	THE WARD CHILDREN IRREVOCABLE TRUST	
TAX MAP / PARCEL	NAME	
1300 PICCARD DR STE 103		
ADDRESS		
ROCKVILLE	MD	20850
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 Joseph M Neubert; Assistant Director of Facilities, SCPS
Name of Company Stafford County Public Schools

Applicant Address 31 Stafford Avenue
Stafford, VA 22554

Applicant's Signature Joseph M Neubert
Digitally signed by Joseph M Neubert
DN: C=US, E=Neubertjm@staffordschools.net, O="Facility, Planning, Design &
Construction Dept", OU=Stafford County Public Schools, CN=Joseph M Neubert
Reason: I am the author of this document
Date: 2022.10.19 15:29:30-04'00'

Name of Agent Kathleen O'Hearn, AIA

Address of Agent Grimm + Parker Architects 8609 Westwood Center Drive,
- Suite 425 Tysons, VA 22182

2. Type of Application

☒ Conditional Use Permit

☐ Variance

☐ Rezoning

☐ Special Exception

Application Affidavit

Page 2

Applicant: Joseph M Neubert
Assistant Director SCPS

Project Name: _____

A/P #: _____

Date: _____

3. Property Information

Assessor's Parcel(s) 83.4 Acres of Tax Map 36-37; Certificate of Take Instrument # 220012536

Address Property fronting Trusslow Road
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>
Stafford County Public Schools	31 Stafford Ave, Stafford, VA 22554 (c/o Joseph M Neubert; Assistant Director SCPS)
_____	_____
_____	_____
_____	_____

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 shareholders.

<u>Name of Members</u>	<u>Address</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: Joseph M Neubert
Assistant Director SCPS

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.

<u>Name</u>	<u>Address, including zip code, no P.O. Box please</u>
_____	See Attached List of Adjacent Property Owners
_____	_____
_____	_____
_____	_____
_____	_____

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: Joseph M Neubert
Assistant Director SCPS

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 Joseph M Neubert; Assistant Director of Facilities, SCPS

Corporate Office of Signer Stafford County Public Schools

Signature Joseph M Neubert
Digitally signed by Joseph M Neubert
DN: cn=J.M. Neubert, email=jmneubert@staffordschools.net, o=Facility, Planning, Design & Construction Dept., ou=Stafford County Public Schools, cn=Joseph M Neubert
Reason: I am the author of this document
Date: 2022.10.19 10:28:44 -0400

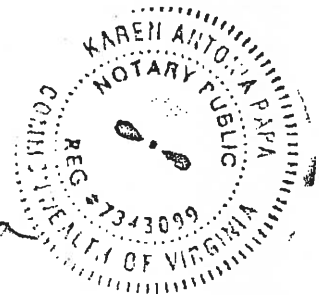
Date 10/20/2022

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 21 day of OCTOBER, 2022 by
Joseph M Neubert owner/applicant.

My commission expires: 6-30-2026

Karen Antonia Papa
Notary Public



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.

N/A COMPLETE

		Sec 28-225(1)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Date of drawing,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	true north arrow,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	scale,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	legend for all symbols used,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	name of the applicant,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	name of the owner,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the development,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	person preparing the drawing,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	match lines if applicable;
		Sec 28-225(2)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundaries of the area covered by the application,
<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	Approximate location of each existing and proposed structure on the site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	the number of stories,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	height,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	roof line,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	gross floor areas and
<input type="checkbox"/>	<input checked="" type="checkbox"/>	location of building entrances and exits;
		Sec 28-225(5)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification and location of uses and structures on all abutting
		properties;
		Sec 28-225(6)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate location of all existing and proposed parking and loading
		areas,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	outdoor trash storage,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	lighting facilities, and
<input type="checkbox"/>	<input checked="" type="checkbox"/>	pedestrian walkways;
		Sec 28-225(7)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approximate location, height and type of each existing and proposed
		wall, fence, and other types of screening;

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(8)
Approximate location and description of all proposed landscaping; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(9)
Approximate location, height and dimensions of all proposed signage on site; |
| <input checked="" 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 checked="" type="checkbox"/> | Sec 28-225(11)
Approximate location of all common open space, recreational areas and bufferyards; |
| <input checked="" 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 checked="" 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 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.

**CONDITIONAL USE PERMIT
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development _____
Type of development _____
Parcel # _____

RECEIVED BUT NOT OFFICIALLY SUBMITTED
DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED

DATE: _____ INITIALS _____

Traffic Volume Calculations

This site generates:

_____ VPH (insert the highest VPH)
_____ VPD on state controlled highways (insert highest volume).
_____ Peak AM (VPH)
_____ Peak PM (VPH)
_____ Peak Saturday (VPH)
_____ VPD highest intensity*

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

Minimum Thresholds to submit a TIA

Any proposal that generates 150 or more vehicle trips per day above the existing use, and the site meets the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements. 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 developed at a higher intensity, 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 1000 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.

*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The only exception is if proffers limit the area and type of uses.

VDOT Traffic Impact Analysis Requirements

Process		Threshold	Review Process*	Fee**
Comprehensive Plan and Plan Amendments (including small area plans)		5,000 VPD on state-controlled highways, or Major change to infrastructure / transportation facilities	Application submitted to VDOT for review and comment VDOT may request a meeting with the locality within 30 days Review to be completed in 90 days or later if mutually agreed	\$1000 covers first and second review. No fee if initiated by locality or public agency. No fee for citizens' organization or neighborhood association proposing plan amendments.
Rezoning	Residential Low Volume Road Submission	400 VPD AND exceeds the current traffic volume on a state controlled highway	VDOT or local TIA (certified by VDOT) and Application submitted to VDOT for review and comment VDOT may request a meeting with the locality & applicant within 45 days Review to be completed in 120 days if VDOT requests a meeting Otherwise review to be completed in 45 days NOTE: When a related comprehensive plan revision and rezoning proposal are being considered concurrently for the same geographical area, then only a rezoning TIA package is required.	For first and second review: \$250 - Low Volume Rd \$1000 - All other submissions
	All Other Land Uses including residential	5,000 VPD on state controlled highways, or 5,000 VPD on locality maintained streets AND within 3000 feet of a state controlled highway		No fee if initiated by locality or public agency No fee if using a VDOT TIA prepared for a small area plan

* For proposals generating less than 1000VPH the locality and/or applicant may request a Scope of Work Meeting with VDOT. For proposals generating 1000 VPH or more the locality and/or applicant shall hold a Scope of Work Meeting with VDOT.

** Third or subsequent submissions require additional fee as though they were an initial submission.