

COMPREHENSIVE PLAN COMPLIANCE REVIEW

APPLICATION



OCTOBER 2018

Stafford County Department of Planning & Zoning

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

Phone: 540-658-8668

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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.

Application Submittal Checklist

- ☒ Completed "Project Information & Primary Contacts" form (Page 3)
- ☒ Signed "Statements of Understanding" from the owner(s) and applicant (Page 4)
- ☒ Completed "General Information" sheet (Pages 5 & 6)
- ☒ Completed "Review Fee Calculation" sheet and appropriate fees payable to "County of Stafford" and "Virginia Department of Transportation" (if applicable) (Page 7)
- ☒ Completed "List of Adjoining Property Owners" (Pages 8 & 9)
- ☒ Site Layout Plans (12 Sets)

Applications for the Extension of Water and/or Sewer outside the Urban Services Area shall also include: N/A

- ☐ ~~Conceptual sewer and/or water line layout plan~~

Applications for Telecommunication Facilities shall also include: N/A

- ☐ ~~Propagation Maps showing the existing and proposed network coverage area (12 color copies)~~
- ☐ ~~Profile or elevation views of the Telecommunication facility or structure being used to support telecommunication equipment, showing all proposed and future antenna locations (12 sets)~~

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, to assist in the review process.

1. Electronic Version of any plans, surveys, and illustrations (a pdf on a CD, DVD, sent via email, or through ftp site is acceptable)

Project Information & Primary Contacts

PROJECT INFORMATION

Enon Road Solar Farm

PROJECT NAME

275 Enon Rd, Fredericksburg, VA 22406

ADDRESS (IF AVAILABLE)

45 127

TAX MAP /PARCEL(S)

The project site will be off of Enon Road (State Road 753) near the intersection of Enon Road and State Road 652. Access to the property will be approximately 1,265 feet on the South side of the road.

LOCATION OF PROJECT

PROJECT

28-35

SECTION

36.7687

TOTAL SITE ACREAGE

A-1 Agricultural

ZONING DISTRICT

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

Justin Vandebroek

NAME

2250 Lucien Way, Suite 305

ADDRESS

(954) 658-4531

PHONE NUMBER

Maitland

CITY

FAX NUMBER

Primary Contact Person ☒

Enon Road Solar Farm, LLC

COMPANY

Florida

32751

STATE

ZIP

jvandenbroeck@esa-solar.com

EMAIL ADDRESS

OWNER (Provide attachments if multiple owners)

Steven Jones

NAME

3110 Voyage Drive

ADDRESS

540-220-4733

PHONE NUMBER

Stafford

CITY

FAX NUMBER

Primary Contact Person ☐

Soaring Aircraft Sales, LLC

COMPANY

Virginia

22554-2634

STATE

ZIP

sjones1331@aol.com

EMAIL ADDRESS

PROFESSIONAL (Engineer, Surveyor, etc.)

David K. Click

NAME

2250 Lucien Way, Suite 305

ADDRESS

(857) 998-1826

PHONE NUMBER

Maitland

CITY

FAX NUMBER

Primary Contact Person ☐

Uneclipsed Energy, PLLC

COMPANY

Florida

32751

STATE

ZIP

dclick@esa-solar.com

EMAIL ADDRESS

Statements of Understanding

I, as 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.

Steven Jones
Signature of Owner

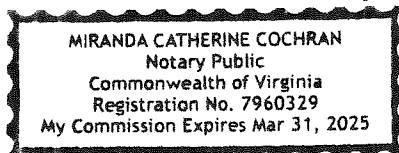
STEVEN JONES
Printed Name

1 July 2022
Date

STATE OF Virginia
COUNTY OF Stafford

The foregoing instrument was acknowledged before me this 1 day of July, 2022 by Steven Jones, as the President for Soaring Aircraft Sales, L.L.C., a Virginia limited liability company, on behalf of the company.

[AFFIX NOTARIAL STAMP OR SEAL]



M. Cochran
Notary Public Signature

Printed Name: Miranda Cochran

My Commission Expires: 03/31/2025

Statements of Understanding

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.

Justin Vandebroek
Signature of Applicant/Agent

JUSTIN VANDENBROECK

Printed Name

7/5/22

Date

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 5 day of July, 2022 by Justin Vandebroek, as the manager for Enon Road Solar Farm, LLC, a Delaware limited liability company, on behalf of the company.

[AFFIX NOTARIAL STAMP OR SEAL]



CARA ROMAINE
Notary Public
State of Florida
Comm# HH260962
Expires 5/4/2026

Cara Romaine

Notary Public Signature

Printed Name: Cara Romaine

My Commission Expires: 5/4/2026

General Information

CLEARLY INDICATE ALL INFORMATION THAT APPLIES TO THIS PROJECT:

NAME OF PROJECT: Enon Road Solar Farm, LLC SECTION: 28-35

Is this application submitted in conjunction with another application? ☒ Yes ☐ No

If YES, application name or number (if available): Enon Road Solar Farm, LLC (Conditional Use Permit Application)

COMPREHENSIVE PLAN LAND USE DESIGNATION: Public Facility

FEATURE REQUIRING REVIEW FOR COMPLIANCE WITH THE COMPREHENSIVE PLAN:

- ☐ Extension of sewer outside of the Urban Service Area (complete additional information)
- ☐ Telecommunication facility or collocation of telecommunication antennas on a structure which is not a telecommunication facility. (complete additional information)
- ☐ New or relocation of a street, connection or change to existing street, not identified on the Transportation Plan or not shown on a Preliminary Subdivision or Site Plan approved by the Planning Commission.
- ☐ Public Park or Area
- ☐ Public Building or Structure
- ☒ Public Utilities Facilities
- ☐ Public Service Corporation Facility
- ☐ Other: _____

DETAILED DESCRIPTION AND LOCATION OF PROJECT/FEATURE:

Enon Road Solar Farm, LLC will be a 3 MW Utility-Scale Solar Farm located on approximately 15.8 acres.

The project site will be off of Enon Road (State Road 753) near the intersection of Enon Road and State Road 652.

Access to the property will be approximately 1,265 feet on the South side of the road. See attached for more information.

(See Section 6 - Project Narrative)

COMPLETE ADDITIONAL INFORMATION IF APPLICABLE:

FOR EXTENSION OF SEWER OUTSIDE OF THE URBAN SERVICE AREA:

Number of lots connecting onto sewer: N/A

Linear feet from existing sewer: N/A

Connects to existing sewer outside of the Urban Service Area? ☐ Yes ☒ No

Will sewer extend outside the limits of the site? ☐ Yes ☒ No

If yes, how many existing dwellings would have access to the sewer? _____

Pump station required? ☐ Yes ☒ No

Type of proposed sewer:

☐ Gravity

☐ Low Pressure

Type: ☐ Grinder

☐ Ejector

☐ Other: _____

FOR TELECOMMUNICATION FACILITIES: N/A

☐ New telecommunication facility

Height of tower: _____

Type of tower: ☐ Monopole

☐ Self-supporting lattice

☐ Guide wire

☐ Stealth

☐ Other; _____

☐ Collocation on existing structure other than a telecommunication facility

Type of structure: _____

Height of structure (without antennas): _____

Total height of structure with antennas (not including lightning rod): _____

Number of antennas: _____

Telecommunication ground equipment? ☐ Yes ☐ No

Within existing compound? ☐ Yes ☐ No

Type of ground equipment: ☐ Unmanned shelter

☐ Cabinets

Dimensions of telecommunication ground equipment: _____

Height of the telecommunication ground equipment: _____

Review Fee Calculations

A. Application Fee:	\$ <u>300.00</u>
B. Technology Fee (Application Fee x 2.75% or 0.0275).....	\$ <u>8.25</u>
TOTAL (Add lines A and B).....	\$ <u>308.25</u>

MAKE CHECK PAYABLE TO "STAFFORD COUNTY"

Note: The application fees are for the administrative process and review of this application and do not constitute an approval.

List of Adjoining Property Owners

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 subject to this application. If the application applies to only a portion of a parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed. **Please see attached (See Section 5 - List of Adjoining Neighbors)**

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		

_____	_____	_____
CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		

_____	_____	_____
CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		

_____	_____	_____
CITY	STATE	ZIP