

**Board of Supervisors**

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County Administrator

## Community & Economic Development Committee Meeting AGENDA

May 1, 2018 – 12:00 Noon  
Conference Room A/B/C, Second Floor

**Committee Members:** Chairman Wendy Maurer, Cindy Shelton and Gary Snellings

Agenda Item	
1.	Discuss TDR program for Crow's Nest in consideration of accepting property after development rights have been transferred.
2.	Revise Parking and Drive Aisle Standards
3.	Consider Rezoning of M1 and M2 Properties that are not Active and are Outside of the USA to A1
4.	Discussion Regarding an Ordinance Amendment to Allow Temporary Uses
5.	Consider Closed Captioning for Live Board Meetings
	Next CEDC meeting is scheduled for June 5, 2018

CEDCAgenda05010218



### **Current Situation**

- The County has received 11 TDR applications to date, all in the vicinity of Crow's Nest Natural Area Preserve (NAP).
- Mr. Joseph Samaha, acting on behalf of several property owners, has asked about the disposition of lots in the sending area once development rights are severed, and whether the County and/or State is interested in owning the lots.
- The County is joint-owner of portions of Crow's Nest NAP with Virginia Department of Conservation and Recreation (DCR).
- The CEDC discussed on February 6, 2018 and March 6, 2018, and requested additional information (attachments), as well as a site visit; however, the site visit was cancelled due to weather, many members decided to go on their own.

### **Proposed End State**

- Potential ownership by the County or joint-ownership with DCR of lots with severed development rights.
- Potential use of lots with severed development rights, including addition to Crow's Nest NAP.

### **Request for the CEDC Committee/Board of Supervisors**

- Discuss potential ownership of lots with severed development rights that could potentially become part of Crow's Nest NAP.
- Discuss potential uses of lots if severed.

### **Benefits to the County**

- The addition of lots adjacent to Crow's Nest NAP would allow management of open space lands by one entity instead of individual lot owners.
- The addition to NAP lands would permit additional public access to the Crow's Nest peninsula.

## TDR Questions and Answers from February 6 and March 6, 2018 CEDC Meetings

### February 6

#### **1. Provide a cost benefit analysis if the County or State acquires ownership of the Crow's Nest Harbor lots once development rights are severed under the TDR program.**

Below is a breakdown of lot ownership in Crow's Nest Harbor.

<b>Crow's Nest Harbor Lot Ownership</b>		
<b>Owner</b>	<b>Number of Lots</b>	<b>Acreage</b>
JCM East	131	283
7K Investments	129	342
Heron Harbor LLC	25	58
Northern Virginia Conservation Trust	8	18
Stafford County	5	12
Individual Owners	55	128
<b>Total</b>	<b>353</b>	<b>841</b>

The following table shows a breakdown of the 2018 tax amounts that would be due on all the lots in Crow's Nest Harbor, with the exception of 5 County-owned lots. Based on the assumed reduced value of the lots once development rights are severed, the annual loss in revenue would be \$8,089.

<b>Tax Implications</b>	
Total 2018 tax amount due for all lots in Crow's Nest Harbor (except those owned by Stafford County)	\$32,356
Total 2018 tax assuming a reduced value after development rights are removed	\$8,089
2018 difference in tax value after development rights are removed	\$24,267
<b>Total amount of annual lost tax revenue if the County and/or State acquires ownership of lots after development rights are severed (based on 2018 figures)</b>	<b>\$8,089</b>

*Note: severed development rights will be taxed separately until they are extinguished and landed in receiving area*

#### **2. What will be the impact to the remaining lots that are owned by individuals? What do the owners of these lots want? Have any of these lot owners stopped paying taxes?**

If a majority of lots are obtained by the County or State, the remaining lots could be retained by individuals, who would have a right to continued access to the lots.

Mr. Joseph Samaha initiated discussion with the County regarding disposition of the remaining lots in Crow's Nest Harbor after the development rights of the majority of lots have been severed. He has indicated that he has spoken with 15-20 lot owners who have an interest in the TDR program. He noted that one of the concerns expressed is paying the application fee, as well as the engineering and title fees, as required by ordinance. Upon preliminary review, the remaining lot owners would be entitled to at least one development right each, per lot, under the current TDR ordinance, which could be severed, sold to a developer, and added to a project within the TDR receiving area.

One Crow's Nest Harbor lot owner is currently in default for non-payment of taxes for one lot.

### 3. How many Crow's Nest Harbor lots are owned by the County?

The County owns 5 lots, totaling about 12 acres.

### 4. What is the possibility of using potential donated lot area as an active park?

#### Virginia Department of Conservation and Recreation Comments (via email 2/16/18)

*The Department of Conservation and Recreation prefers that as much of the Crow's Nest Harbor area as possible is dedicated as an addition to Crow's Nest Natural Area Preserve. Doing so will help assure the long term viability of the significant investment the Commonwealth and the County have made to protect resources and retain the natural features on the Crow's Nest peninsula.*

*DCR staff believe it is necessary that all Crow's Nest Harbor lots east of Raven Road should be added to the existing preserve. This is an area comprising approximately 667 acres, and combines Parcel Groups A and B on the map shown in Figure 1.*

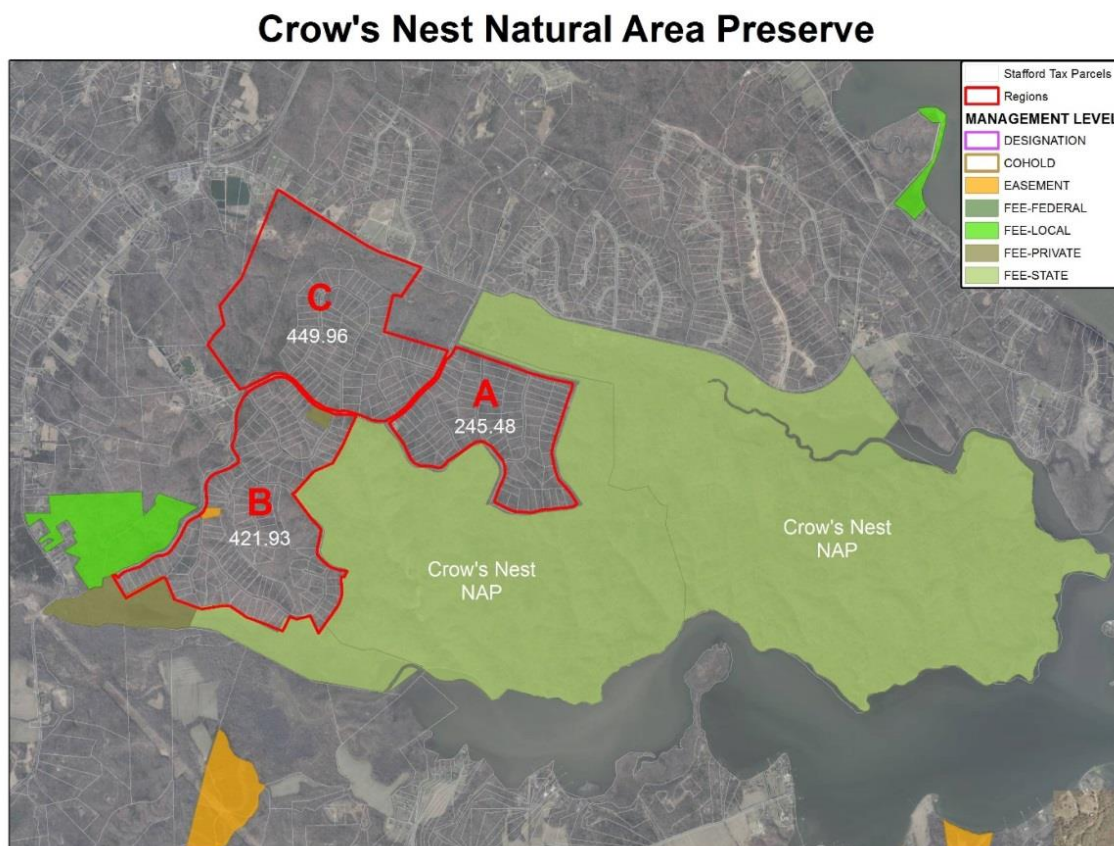


Figure 1. Map showing three Parcel Groups (A, B, C) comprising current Crow's Nest Harbor lots. Group A and B lie east of Raven Road. Group C is west of Raven Road.

*The possibility exists to identify areas for consideration as developed recreation sites that would not be dedicated as additions to Crow's Nest within the 450-acre area to the west of Raven Road (Parcel Group C). An initial analysis indicates that this area includes considerable areas of steep topography, wetlands associated with Accokeek Creek and a known occurrence of the federally- and state-listed plant species,*

*Small Whorled Pogonia. While it may be possible for soccer/baseball/recreational fields to be developed in this section of Crow's Nest Harbor, considerable permitting and earth-moving work would be required; and, the construction costs would be very high. For reference, E&S measures failed during the construction of the Sentinel Ridge subdivision a few years ago on similarly steep slopes north of Brooke Road. This resulted in large sediment discharges into Crow's Nest and Accokeek Creek.*

*If permitting and construction costs are prohibitive within Parcel Group C for developed recreation such as ball fields, DCR staff are happy to discuss the following concepts.*

*1) Identifying an area for a County Park with picnic areas, restroom facilities, multi-purpose trails; perhaps an environmental education center. While these park facilities would not be considered as an addition to the preserve, these types of outdoor experiences would be consistent with the preservation purposes of the Crow's Nest peninsula.*

*2) Identifying an area with potential to construct an additional parking area and hiking trails similar to those that currently exist east of Raven Road, which could be dedicated as part of Crow's Nest Natural Area Preserve.*

*3) Some combination of 1 and 2 above.*

*Access to natural areas is now the most popular and most needed outdoor recreation in Virginia, followed by parks and trail access (2017 Virginia Outdoors Survey). These same trends are represented for the George Washington Region, where twice as many respondents expressed a need for natural areas (54%), as did for playing fields (22%) Not to say outdoor sports fields are not important; rather, we want to highlight the changing demographics in play with outdoor recreation needs in Virginia, based on the Virginia Outdoors Survey <http://www.dcr.virginia.gov/recreational-planning/vop>*

*DCR has identified certain recreational uses as being incompatible with natural areas management. These include ball/playing fields, mountain biking, equestrian trails, other forms of outdoor recreation that require forest clearing/conversion, and built facilities that exceed DCR's capacity to provide maintenance and law enforcement.*

### **County Staff Comments**

Parks, Recreation and Community Facilities staff notes that the 2014 Park Utilization Study (Phase 1) focused on athletic fields. The study identified areas of growth using projection data from the US Census and Stafford County. Rectangle and diamond field user groups identified a travel time to facilities as a common issue to participants. The plan focused on a 3 mile radius from the 5- to 19-year-old population. The study identified target areas for additional fields. The North Central (Garrisonville Road corridor) and South East areas of the County are targeted for both rectangle and diamond fields. The South West area is targeted for additional rectangle fields.

Staff also notes that there would be access issues to the Crow's Nest area for any future athletic fields. Approximately 1/2 mile of Raven Road is private at the western end. The eastern end contains a one-lane bridge across Accokeek Creek.

Lastly, new structures on sending properties that have been severed and retain park use may not exceed a cumulative total of 2,000 square feet, and may not be located on parcels less than 20 acres in size. New structures must support park use, campgrounds, and related camping facilities.

**5. If the severed lots are donated to the State, can the County retain the right to use as a park?**

DCR has provided the following response to this question:

*Technically, the answer to this question is “Yes” if the land was donated to DCR and not dedicated as a natural area preserve. However, DCR believes the best solution is to sort this out now and decide which, if any, of the lots the County feels are critical and appropriate for outdoor recreation facilities development.*

**March 6**

At the March 6, 2018 CEDC meeting, the members discussed the ultimate use of the severed TDR lots. The members suggested a site visit to the Crow’s Nest/Crow’s Nest Harbor area prior to making any recommendations. A site visit was scheduled for April 24, 2018, but canceled due to weather.

In addition, the following requests were made:

1. Prepare a brief synopsis of the TDR program.

*See attached synopsis.*

2. Provide the names of landowners in the receiving area.

*See attached list of property owners.*

3. Reach out to property owners regarding the TDR program and the potential disposition of lots.

*Once the Board determines whether or not to consider acceptance of TDR lots, staff will prepare an informational letter to send to all owners in the TDR sending area.*

**Additional Information**

The attachment includes a current list of TDR applications, as well as an updated map of lots subject to the applications. Since the March CEDC meeting, two additional applications have been submitted, including 27 lots in Crow’s Nest Harbor. There are 53 remaining lots under individual ownership that are not subject to a TDR application at this time. These lots are shown in white on the attached map.

## **Transfer of Development Rights (TDR) Program Synopsis**

### Background

- Transfer of Development Rights (TDR) allows by-right development to be transferred from designated sending areas to designated receiving areas through the exchange of development rights.
- TDR programs protect rural areas and encourage development closer to areas where public services and infrastructure are already in place.
- Under Stafford County's TDR Program, each transferred development right is eligible to be developed as a single dwelling unit in a residential area, or as additional commercial square footage, equivalent to three thousand (3,000) square feet.
- Ordinance O13-21, adopted by the Board on February 19, 2013, implemented administrative procedures for a TDR program.
- On February 24, 2015, the Board amended the TDR ordinance, and adopted the Comprehensive Plan maps which enabled an operative TDR program.
- In June, 2017, the Board amended the Comprehensive Plan to expand the TDR receiving area.

### Sending Areas (see attached map)

#### *Eligibility requirements:*

- Designated agricultural, rural, or park land use in the comprehensive plan;
- Located in designated as sending areas on the TDR map in the comprehensive plan; and
- Zoned A-1, Agricultural, or A-2, Rural Residential, and meet one of the following criteria:
  - A separate parcel in existence on the effective date of Ordinance No. O15-06, that is at least twenty (20) acres;
  - Contiguous parcels in existence on the effective date of Ordinance No. O15-06, comprising at least twenty (20) acres that are under the same ownership on the date of the application; or
  - A separate parcel in existence on the effective date of Ordinance No. O15-06 that is at least two (2) acres and designated as "park" on the land use map in the comprehensive plan.

### Receiving Areas (see attached map)

#### *Eligibility requirements:*

- Located in one of the following zoning districts: A-1, agricultural; R-1, suburban residential; PD-1, planned development-1; PD-2, planned development-2; PTND-planned traditional neighborhood development; UD, urban development; or B-3, office;
- Located in designated receiving areas on the TDR map in the comprehensive plan;
- Located within the urban services area (USA); and
- Included in an assessment of the infrastructure in the receiving area that identifies the ability of the area to accept increases in density and its plans to provide necessary utility services within any designated receiving area.



#### Determination of Development Rights

- Determined by the director of Planning and Zoning.
- Calculated based on the gross acreage of the sending property, and subtracting areas comprised of hydric soils; steep slopes exceeding 25 percent; easements or rights-of-way for public roads; and for those sending properties that do not abut any public road, five percent of the gross acreage of such sending property.

#### Severance of Development Rights

- Once severed, the development rights may be sold and applied to development projects in receiving areas to increase development densities, or an owner may hold those development rights without relation to any particular property.
- A preliminary subdivision plan or final site plan must be submitted showing the by-right units and the additional TDR units.
- All new development in a designated receiving area shall have architectural treatment designed so that all building facades of the same building (whether front, side or rear) will consist of similar architectural treatment in terms of materials, quality, appearance and detail pursuant to the neighborhood development standards plan element of the comprehensive plan.
- Sending properties must have recorded covenant or permanent conservation easement, which limits the use to agricultural uses; forestal uses with reforestation plans; parks, campgrounds and related camping facilities; and structures to support such uses, with limitations on size.
- Development rights may be retained on sending properties.

#### TDR Applications

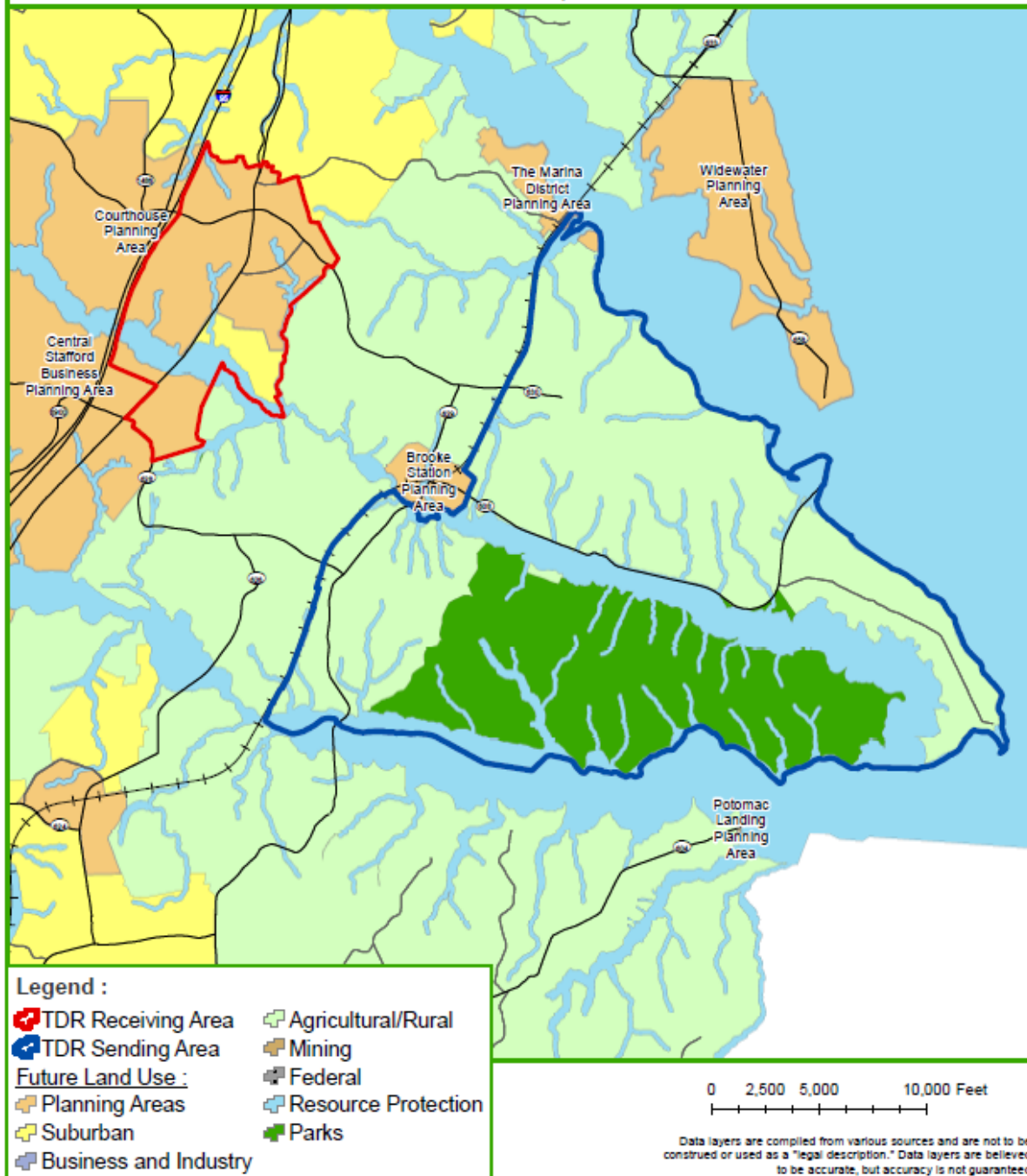
- As of April 20, 2018, 11 TDR applications have been received, consisting of 294 parcels and 1077.55 acres, with a total of 493 development rights to potentially be severed.
- Fifty development rights have been severed with one application. A determination of development rights has been issued for eight applications, but the rights have not been severed yet. Two applications have just recently been submitted and are under review.
- A list of TDR applications is attached, as well as a map showing the application parcels. The map also shows parcels owned by the County and Northern Virginia Conservation Trust, as well as remaining parcels that have not submitted an application.





**FIGURE 3.8**  
**Transfer of Development Rights**  
**Sending and Receiving Areas**  
**Stafford County Comprehensive Plan**  
**Stafford County, Virginia**

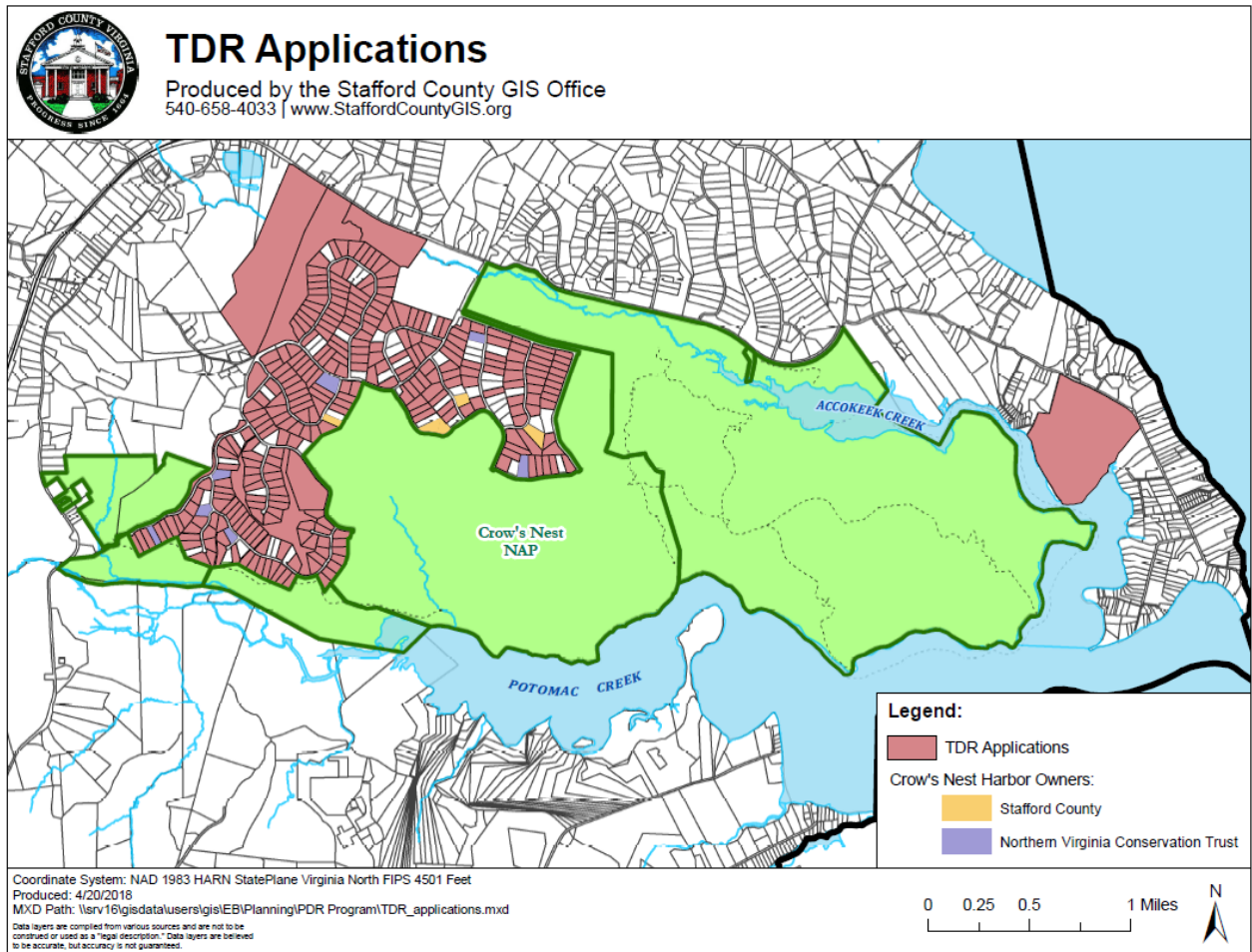
REVISED: June 20, 2017



NAD 1983 HARN StatePlane Virginia North FIPS 4501 Feet

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## TDR Applications as of April 20, 2018



Note: No applications have been submitted to date for lots in white

### TDR Applications as of April 20, 2018

<b>TDR File #</b>	<b>Owner Name</b>	<b>Parcel #</b>	<b>Date Received</b>	<b>Acreage</b>	<b>Zoning</b>	<b>No. of TDRs</b>
17151919	Frederick/Lynn (Determination and Severence)	49C-1-1-7	7/19/2017	131.99	A-2	50
17152062	7K Investments (Determination Only)	129 lots in Crows Nest Harbor	10/23/2017	356.55	A-2	145
17152071	7K Investments (Determination Only)	40-24D	10/30/2017	35.19	A-2	7
17152072	7K Investments (Determination Only)	49-27	10/30/2017	67.96	A-2	40
17152073	7K Investments (determination only)	48-1	10/30/2017	119.08	A-2	59
17152075	Five Cedars LLC (determination and severence)	49D-C-117	10/31/2017	2.19	A-2	2
17152118	JCM East (Determination and Severence)	131 lots in Crows Nest Harbor	11/30/2017	298.1	A-2	157
18152147	Stilmar Property (Determination only)	49D-B-75	1/3/2018	2.12	A-2	1
18152196	Uon Wang Vuong (Determination only)	49D-B-60 and 61	2/9/2018	4.56	A-2	2
18152295	Heron Harbor LLC (Determination only)	25 lots in Crows Nest Harbor	4/6/2018	57.8	A-2	29
18152299	MOJO-Detroit Properties LLC (Determination only)	49D-B-5	4/12/2018	2.01	A-2	1
<b>Totals</b>		<b>294 parcels</b>		<b>1077.55</b>		<b>493</b>

### TDR Property Owners In Receiving Area

PARCEL ID	LOCATION ADDRESS	ACRES	ZONING	OWNER	MAILING ADDRESS	CITY	STATE	ZIP
30F 4 96	11 EVERGREEN LN	0.0758	R2	11 EVERGREEN LANE LLC	11 SAINT DAVIDS CT	STAFFORD	VA	22556-3645
30F 4 95	13 EVERGREEN LN	0.0606	R2	13 EVERGREEN LANE LLC	11 SAINT DAVIDS CT	STAFFORD	VA	22556-3645
30F 1 19	19 OAK DR	0.0482	R2	19 OAK DRIVE LLC	11 ST DAVIDS COURT	STAFFORD	VA	22556-3645
30 55B	2055 JEFFERSON DAVIS HWY	1.0059	B2	2055 TAVERN LLC	PO BOX 201	STAFFORD	VA	22555-0201
39 16A	21 PEAKE LN	0.998	A1	21 PEAKE LANE LLC	6308 FIVE MILE CENTRE PARK STE 215	FREDERICKSBURG	VA	22407-5508
30F 1 53	53 MAPLE DR	0.0528	R2	3337 LLC	PO BOX 8556	FREDERICKSBURG	VA	22404-8556
30F 4 61	2 RED FERN LN	0.1562	R2					
30F 4 62	298 RED OAK DR	0.0836	R2					
30F 1 38	38 MAPLE DR	0.0482	R2	38MAPLE LLC	634 LAKEVIEW DR	HARTFIELD	VA	23071-3113
38 83L	55 VENTURE DR	20.8004	B3	55 VENTURE DRIVE LLC	6933 COLCHESTER PARK DR	MANASSAS	VA	20112-4057
38 101		4.97	A1	7K INVESTMENTS LLC	818 18TH ST NW STE 400	WASHINGTON	DC	20006-3504
38 102		5.102	M1					
38 102A		5.002	M1					
38 103A	1590 JEFFERSON DAVIS HWY	22.9637	A1					
38 103B	15 ESKIMO HILL RD	1.0707	A1					
38 103C		1.2703	A1					
39 12		1.263	B2					
39 13	1919 JEFFERSON DAVIS HWY	0.5	B2					
39 14		9.2829	B2					
39 56D		30	B3					
38 96		58.8101	B3	A I INC	807 3/4 W CLAY ST	RICHMOND	VA	23220-3115
38 96		58.8101	B3					
39 16H	140 ABBERLY DR	18.569	UD	ABBERLY AT STAFFORD LLC	800 HETHWOOD BLVD	BLACKSBURG	VA	24060-4207
39 16N		3.204	UD					
39 4	2023 JEFFERSON DAVIS HWY	5.6216	B3	ABRUZZI GROUP LLC	2023 JEFFERSON DAVIS HIGHWAY	STAFFORD	VA	22554-7221
39 4A		11.9179	B3					
30HH 56	198 EXECUTIVE CIR	0.0735	R3	ADJEI GEORGE	198 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30HH 105	124 DOUGLAS DR	0.144	R3	ADJEI LADY S	124 DOUGLAS DR	STAFFORD	VA	22554-7183
38 92B	1783 JEFFERSON DAVIS HWY	1.25	A1	ADKINS DENNIS G & BRENDA K	1783 JEFFERSON DAVIS HIGHWAY	STAFFORD	VA	22554-7213
30 57A	2066 JEFFERSON	0.814	B2	ADL INVESTMENT LLC	175 MINE RD	STAFFORD	VA	22554-7503

		DAVIS HWY						
30F 1 26	26 MAPLE DR	0.0482	R2	AGUILAR RAUL A & KRISIA K AMAYA	26 MAPLE DR	STAFFORD	VA	22554-5055
30HH 82	108 PALMER CT	0.0729	R2	AGYARKO-APPEA NANAYAW ANIM	108 PALMER CT	STAFFORD	VA	22554-7133
30HH 90	104 DAVIDSON ST	0.1069	R2	AIKENS DEBRAH	104 DAVIDSON STREET	STAFFORD	VA	22554-7125
30HH 67	121 DOUGLAS DR	0.109	R3	AIYELAWO PREDEEN	121 DOUGLAS DRIVE	STAFFORD	VA	22554-7183
30HH 128	116 HOLMES ST	0.0735	R3	AKAKPO ISAAC K & TWUMWA	PO BOX 650043	DALLAS	TX	75265-0043
30VV 20	116 COURTHOUSE MANOR DR	0.204	R1	AKAMIKE OLUFUNKE O	116 COURTHOUSE MANOR DR	STAFFORD	VA	22554-7105
39 65	1489 COURTHOUSE RD	1.77	A1	AKERS JAMES L & JANE AKERS	1489 COURTHOUSE ROAD	STAFFORD	VA	22554-5403
30HH 80	104 PALMER CT	0.0735	R2	ALBERT JAMES II	104 PALMER CT	STAFFORD	VA	22554-7133
30F 4 108	3 PEAR TREE LN	0.0606	R2	ALEMAN GLORIA	3 PEAR TREE LANE	STAFFORD	VA	22554-7100
30HH 40	166 EXECUTIVE CIR	0.0625	R3	ALEXANDER DUDLEY BRITTANY D & GALE	166 EXECUTIVE CIR	STAFFORD	VA	22554-7134
29 95	1179 COURTHOUSE RD	1.1795	B2	ALL ENDOWMENT INC	PO BOX 1350	STAFFORD	VA	22555-1350
30HH 66	183 EXECUTIVE CIR	0.1005	R3	ALLAREBA ALEX & MONICA A	183 EXECUTIVE CIR	STAFFORD	VA	22554-7134
39 11	1927 JEFFERSON DAVIS HWY	0.906	B2	ALMEFLEHI FAISAL & ABLA AWADH	441 MARLBOROUGH POINT RD	STAFFORD	VA	22554-5806
30HH A		7.303	R3	ALTA COURTHOUSE SQUARE HOA	4605 PEMBROKE LAKE CIR STE 302	VIRGINIA BEACH	VA	23455-6448
30HH B		1.935	R2					
30F 1 68	68 CHESTNUT DR	0.0492	R2	ALVAREZ MARVIN A HERRERA & VERONICA	68 CHESTNUT DRIVE	STAFFORD	VA	22554-5058
30 49A	2063 JEFFERSON DAVIS HWY	1.243	B2	ALVEY PROPERTIES INC	2063 JEFFERSON DAVIS HWY STE 23	STAFFORD	VA	22554-7291
30F 2 26	126 OAK DR	0.0344	R2	AMARKHEL MOSKA	126 OAK DR	STAFFORD	VA	22554-5053
30 138	1461 COURTHOUSE RD	1.897	A1	AMAYA CONCE SORTO	1461 COURTHOUSE RD	STAFFORD	VA	22554-5403
38 92		4.2453	B2	AMERICAN LIFE LEAGUE INC	PO BOX 1350	STAFFORD	VA	22555-1350
38 92A	1785 JEFFERSON DAVIS HWY	1.2478	B3					
30HH 115	109 HOLMES ST	0.1091	R3	AMIN MOHAMMED R	109 HOLMES STREET	STAFFORD	VA	22554-7182
29 89		0.7215	B2	AMTON UNIVERSAL CORPORATION	275 W 231ST STREET STE 1030	BRONX	NY	10463-3903
29 89A		2.1852	B2					
38 87	1813 JEFFERSON DAVIS HWY	2	A1	ANDERSON DONALD F	1813 JEFFERSON DAVIS HIGHWAY	STAFFORD	VA	22554-7216
30F 4 20	5 WILLOW LN	0.3744	R2	ANDERSON JERUARD	5 WILLOW LN	STAFFORD	VA	22554-7110
30F 2 33	133 OAK DR	0.0362	R2	ANDERSON ROBERT L	3 COQUINA LAKE WAY	ORMOND BEACH	FL	32174-1860
29 87		11.0753	B2	APLUS ENTERPRISES CORP	275 W 231 STREET STE 1030	BRONX	NY	10463-3903
29 87		11.0753	B2					

29	87		11.0753	B2					
29	87		11.0753	B2					
29	97A		0.2744	B2					
30F 1	28	28 MAPLE DR	0.0482	R2	APPERSON THOMAS F JR & CHERYL G	1006 AQUIA DRIVE	STAFFORD	VA	22554-1942
30HH	125	110 HOLMES ST	0.1091	R3	ARIAS SYLVIA	110 HELMES ST	STAFFORD	VA	22554-7182
30F 1	78	78 OAK DR	0.1048	R2	ARMSTRONG JENAVESSE R	78 OAK DR	STAFFORD	VA	22554-5051
30F 2	12	112 OAK DR	0.0637	R2	ASCENCIO JOSE I	112 OAK DRIVE	STAFFORD	VA	22554-5052
30HH	6	110 BRANDICE ST	0.1224	R3	ASHTON GREGORY SCOTT & ASHTON SABRINA MARIE	CMR 445 BOX 262	APO	AE	09046-0003
38	108A	63 ESKIMO HILL RD	0	A1	ATKINSON ROBERT LEE	333 HARRISON ST SE #6	LEESBURG	VA	20175-3720
30F 1	5	5 OAK DR	0.0525	R2	AUSTIN KENNETH ALLEN & JENNIE L	PO BOX 3328	STAFFORD	VA	22555-3328
30F 2	28	128 OAK DR	0.0637	R2	AYALA SERGIO DEJESUS	128 OAK DR	STAFFORD	VA	22554-5053
30F 4	77	9 BIRCH LN	0.0606	R2	BABKA KYLE & STACY	23124 W WINFIELD DR	GENOA	OH	43430-9750
30HH	18	122 EXECUTIVE CIR	0.0801	R3	BADGER MICHAEL L	122 EXECUTIVE CIRCLE	STAFFORD	VA	22554-7134
30HH	103	120 DOUGLAS DR	0.0738	R3	BAIDEN JOSHUA & ERIC KWAKU AMANKWAH-	120 DOUGLAS DR	STAFFORD	VA	22554-7183
30F 3	7	207 PEPPER TREE LN	0.2094	R2	BALDIZON NELSON M & LAZO DIDANYA C	207 PEPPER TREE LN	STAFFORD	VA	22554-5039
30F 1	57	57 OAK DR	0.0876	R2	BALDWIN SIMON N & SHEILA T	57 OAK DRIVE	STAFFORD	VA	22554-5050
30HH	58	199 EXECUTIVE CIR	0.106	R3	BANAVAR PRAKASH C & VIJAYALASKAHMI P	10605 REGENT PARK CT	FAIRFAX	VA	22030-4210
30F 4	47	32 APPLETREE LN	0.393	R2	BARTHELL JOCELIN & NATHANIEL	32 APPLETREE LN	STAFFORD	VA	22554-7130
30HH	14	203 TAFT DR	0.0652	R3	BASHORE WILLIAM L	203 TAFT DRIVE	STAFFORD	VA	22554-7195
30F 2	36	136 OAK DR	0.0637	R2	BEALE ANTHONY	8634 TUTTLE RD	SPRINGFIELD	VA	22152-2221
30HH	37	160 EXECUTIVE CIR	0.0625	R3	BEAMAN JOSEPH	160 EXECUTIVE CIRCLE	STAFFORD	VA	22554-7134
30HH	129	118 HOLMES ST	0.1091	R3	BEARD SCOTT ALLEN & MELISSA	118 HOLMES STREET	STAFFORD	VA	22554-7182
30	57B	2072 JEFFERSON DAVIS HWY	0.314	B2	BEARD V MAX TRUSTEE	6130 EDGEWOOD TERRACE	ALEXANDRIA	VA	22307-1125
30F 2	20	120 OAK DR	0.0637	R2	BEEREN & BARRY INVESTMENTS LLC	11654 PLAZA AMERICA DR STE 653	RESTON	VA	20190-4700
30F 3	14	214 PEPPER TREE LN	0.1948	R2	BELL MELISSA T	214 PEPPER TREE LANE	STAFFORD	VA	22554-5039
30	26	71 BELLS HILL RD	2.1064	R1	BELLS HILL PROPERTIES LLC	5596 MALONE RIDGE ST APT 4102	ALEXANDRIA	VA	22312-4047
30F 1	55	55 MAPLE DR	0.0528	R2	BELTRAN GEORGE R	55 MAPLE DRIVE	STAFFORD	VA	22554-5056
30F 2	35	135 OAK DR	0.0637	R2	BELTRAN JOHN BRIAN	55 MAPLE DR	STAFFORD	VA	22554-5056
30HH	1	100 BRANDICE ST	0.1255	R3	BENNETT ERICA L	100 BRANDICE ST	STAFFORD	VA	22554-7197
30HH	28	142 EXECUTIVE CIR	0.081	R3	BENROTH MELISSA N	8521 LEESBURG PIKE STE 300	VIENNA	VA	22182-2411
39A 1	A	29 JUMPING BRANCH RD	0.23	A1	BERKLEY KEVIN & ANA Y	PO BOX 1621	STAFFORD	VA	22555-1621

39A 3 7	119 JUMPING BRANCH RD	0.691	A1					
39A 3 7	119 JUMPING BRANCH RD	0.691	A1					
39 14A	1887 JEFFERSON DAVIS HWY	0.5	A1	BERRYMAN LILLIE MAE	1887 JEFF DAVIS HWY	STAFFORD	VA	22554- 7216
39 57A	47 OLD POTOMAC CHURCH RD	1.675	A1	BERRYMAN MORRIS L & VIVIAN A	PO BOX 623	STAFFORD	VA	22555- 0623
30 53D		1.05	R1	BERRYMAN PATRICIA J	1877 GARRISONVILLE ROAD	STAFFORD	VA	22556- 1023
30F 4 65	304 RED OAK DR	0.133	R2	BERRYMAN WAYNE ALLEN & DEBORAH	304 RED OAK DRIVE	STAFFORD	VA	22554- 7113
30F 1 11	11 OAK DR	0.0524	R2	BERTRAND EDWARD P & CARMELA J	6 DRUM CT	STAFFORD	VA	22554- 8822
30F 1 30	30 MAPLE DR	0.0482	R2	BESHA WONDIMU W	30 MAPLE DR	STAFFORD	VA	22554- 5055
30A 3 16	8 STAFFORD AVE	0	R1	BEVERLY O WAYNE & ANN M	8 STAFFORD AVENUE	STAFFORD	VA	22554- 7245
30A 3 16	8 STAFFORD AVE	0	R1					
38 103	5 BIG SPRING LN	1.1381	M1	BIG SPRING CORNER LLC	7516 TUTLEY TER	CLIFTON	VA	20124- 2811
38 109	15 BIG SPRING LN	1.9543	A1					
38 109A		0.4388	A1					
38 106		0.342	A1	BIG SPRING LLC	5205 GLEN MEADOW RD	CENTREVILL E	VA	20120- 1355
38 108		6.1899	M1					
38 108B	23 ESKIMO HILL RD	2.236	M1					
30F 4 28	15 APPLETREE LN	0.4728	R2	BINDIS CHARLES EDWARD & CASSY	15 APPLETREE LN	STAFFORD	VA	22554- 7130
30F 1 23	23 OAK DR	0.0482	R2	BITTING MICHAEL D	19220 OLNEY MILL RD	OLNEY	MD	20832- 1263
30F 4 14	11 WILLOW LN	0.6281	R2	BLAIR PARISH W & MARIA VIRGINIA	24 CLUB DR	STAFFORD	VA	22554- 7295
30HH 65	185 EXECUTIVE CIR	0.0733	R3	BLAKE KERRY N	185 EXECUTIVE CIR	STAFFORD	VA	22554- 7134
30HH 143	105 EXECUTIVE CIR	0.0735	R3	BLOUNT JASON	525 N POLLARD ST APT 209	ARLINGTON	VA	22203- 2122
30 29	26 DAVENPORT DR	36.123	R2	BLT ACP AVENTINE LLC	1 ELMCROFT RD STE 500	STAMFORD	CT	06926- 0700
30HH 39	164 EXECUTIVE CIR	0.0927	R3	BOATENG DOUGLAS	164 EXECUTIVE CIR	STAFFORD	VA	22554- 7134
30 72A	1366 COURTHOUSE RD	0.8645	R1	BONHAM SAMUEL R JR	1366 COURTHOUSE ROAD	STAFFORD	VA	22554- 7232
30F 3 8	208 PEPPER TREE LN	0.2065	R2	BONOMO MICHAEL	208 PEPPER TREE LN	STAFFORD	VA	22554- 5039
30F 1 32	32 MAPLE DR	0.0944	R2	BOOTERBAUGH RICHARD	32 MAPLE DRIVE	STAFFORD	VA	22554- 5055
38 98A		3.8907	A1	BORINSKY DANIEL H TRUSTEE	1250 S WASHINGTON ST UNIT 821	ALEXANDRI A	VA	22314- 4434
38 99		15.5	M1					
38 74A		21.8023	A1					
30 31	2163 JEFFERSON DAVIS HWY	1.6746	B2	BOWLING CLARENCE A & JILL BOWLING AL	1950 COURTHOUSE ROAD	STAFFORD	VA	22554- 5415
29A 1 7		0	R1	BOWLING MARY E TRUSTEE UNDER THE MAR	3945 KIANI ST	KOLOA	HI	96756- 9643



30F 1 63	63 OAK DR	0.0482	R2	BRANCH ROBERT LEE	63 OAK DRIVE	STAFFORD	VA	22554-5050
30 30	9 BELLS HILL RD	0.364	R1	BREEDEN ANNA B LIFE ESTATE	9 BELLS HILL ROAD	STAFFORD	VA	22554-5014
30 87A	32 BELLS HILL RD	0.8744	B1	BRICKLEY DAVID G & MARY L PFITZNER	5000 LIBERTY WOODS LN	WOODBRI DGE	VA	22193-3426
38 85A	177 WYCHE RD	11.1465	B3	BRIDGEVIEW LIMITED PARTNERSHIP	4307 CANDIDATE TER	RICHMOND	VA	23223-5551
30F 1 3	3 OAK DR	0.0526	R2	BRIGHT-NICKLE ANETA	60 OAK DR	STAFFORD	VA	22554-5050
30F 4 59	6 APPLETREE LN	0.2755	R2	BRISBANE ROBBIE M & CHRISTI L	6 APPLETREE LANE	STAFFORD	VA	22554-7130
30F 4 53	18 APPLETREE LN	0.3529	R2	BROADNAX PAUL R & VIRGINIA R	18 APPLETREE LANE	STAFFORD	VA	22554-7130
30F 1 61	61 OAK DR	0.0482	R2	BRYANT CHRISTOPHER & LINDSAY NICOLE	21772 JARVIS SQ	ASHBURN	VA	20147-6720
30 73	1386 COURTHOUSE RD	6.277	R1	BUCKLEY MELODY A & BONNIE HUNTER	8889 MCNAIR DR	ALEXANDRI A	VA	22309-3941
30F 4 38	4 BEECH TREE CT	0.3452	R2	BUCKLEY MICHAEL & AMY	4 BEECH TREE COURT	STAFFORD	VA	22554-7131
30F 1 81	81 CHESTNUT DR	0.0621	R2	BUCKMASTER RICHARD D & GAIL G	81 CHESTNUT DRIVE	STAFFORD	VA	22554-5060
39 10	1933 JEFFERSON DAVIS HWY	3.561	A1	BUMBREY GLADYS E	1933 JEFFERSON DAVIS HWY	STAFFORD	VA	22554-7218
39 10	1933 JEFFERSON DAVIS HWY	3.561	A1					
30 53B	20 GREENHOW LN	1.04	R1	BUMBREY JAKE L	11340 LONE PINE CT	FREDERICK SBURG	VA	22408-0480
39 57F	44 JOHNSONS PRIDE LN	3	A1	BUMBREY LAVETTE RENEE & GARNETTE	44 JOHNSONS PRIDE LN	STAFFORD	VA	22554-7279
30F 4 79	13 BIRCH LN	0.0606	R2	BURCHAM TERRY LEE & SYLVIA A	13 BIRCH LANE	STAFFORD	VA	22554-7122
29 92B		3	B3	BURNS FAMILY LIMITED PARTNERSHIP	1250 S WASHINGTON ST UNIT 821	ALEXANDRI A	VA	22314-4434
29 93A		7	B3					
29 93C		21.9564	B3					
29 93C		21.9564	B3					
29A 1 8		0.0916	R1					
29 93D		1.9748	B3					
29A 1 10A		11.6285	R1					
29A 1 10A		11.6285	R1					
29A 1 10A		11.6285	R1					
39A 2 H	55 JUMPING BRANCH RD	0.641	A1	BURWELL BRENT C & CHRISTINA L	55 JUMPING BRANCH ROAD	STAFFORD	VA	22554-7231
39A 2 I		0.567	A1					
30F 3 11A	211 A PEPPER TREE LN	0.2473	R2	BUTLER DANIEL W	211A PEPPER TREE LANE	STAFFORD	VA	22554-5039
30HH 5	108 BRANDICE ST	0.0845	R3	BYRNE MARY ANN	108 BRANDICE ST	STAFFORD	VA	22554-7197
38 83E	21 VENTURE DR	3	B3	C & R ASSOCIATES L L C	12921 VIXEN CT	BRISTOW	VA	20136-3111
30HH 7	200 TAFT DR	0.106	R3	CAMPBELL RAY	200 TAFT DR	STAFFORD	VA	22554-7195
39A 2 L	73 JUMPING BRANCH RD	0.926	A1	CANNON FRED W JR & LEANNE R	73 JUMPING BRANCH ROAD	STAFFORD	VA	22554-7231
39A 2 L	73 JUMPING BRANCH RD	0.926	A1					

30HH	31	148 EXECUTIVE CIR	0.0981	R3	CAPPADONIA JOSEPH H & STEPHANIE G	1035 SCALES RD APT 5102	SUWANEE	GA	30024-4590
30F	2	1	0.0637	R2	CAPPANINEE CHINK M & ERNESTINE V	101 OAK DRIVE	STAFFORD	VA	22554-5052
29	92A	50 FLORIDA ROCK DR	5.9051	B3	CARDINAL CONCRETE COMPANY ATTN PROPE	1200 URBAN CENTER DR	BIRMINGHAM	AL	35242-2545
30A	3	14	0	R1	CARPENTER BEVERLY D	PO BOX 914	STAFFORD	VA	22555-0914
30HH	10	206 TAFT DR	0.0734	R3	CARRANZA ROBERT Y & MARITZA E	206 TAFT DR	STAFFORD	VA	22554-7195
30	137H	68 DENT RD	3	A1	CARTWRIGHT JERRY E & LINDA M	68 DENT RD	STAFFORD	VA	22554-5418
30F	4	63	0.0836	R2	CASTRILLON GENOVEVA C	300 RED OAK DR	STAFFORD	VA	22554-7113
30	53C	54 GREENHOW LN	1	R1	CATON ROBERT M	2605 CATON HILL RD	WOODBRIIDGE	VA	22192-2114
30	65	1303 COURTHOUSE RD	0.2396	B2	CEDAR POST ENTERPRISES LLC	139 DOE WAY	FREDERICKSBURG	VA	22406-4645
30HH	11	208 TAFT DR	0.0977	R3	CFM REALTY INVESTMENT CO & FRANKLIN	3855 2ND ST N	ARLINGTON	VA	22203-3803
30HH	89	106 DAVIDSON ST	0.1187	R2	CHARRIEZ RIVERA GRACE ESTHER	106 DAVIDSON ST	STAFFORD	VA	22554-7125
30F	1	67	0.0492	R2	CHASEMAX LLC	940 FICKLEN RD	FREDERICKSBURG	VA	22405-2104
30HH	139	113 EXECUTIVE CIR	0.1091	R3	CHEN SHAD PING	31 GALLERY RD	STAFFORD	VA	22554-8839
39A	2	F	0.55	A1	CHEN YUE LONG	41 JUMPING BRANCH RD	STAFFORD	VA	22554-7231
39A	2	G	0.626	A1					
39	17C	170 JUMPING BRANCH RD	14.257	A1	CHENERY JOHN T & CARLA S	43 EMERSON ROAD	SEVERNA PARK	MD	21146-3000
38	83H		5.425	B3	CHESAPEAKE-STAFFORD ASSOCIATES LLC	127 JOHN BRATTON	WILLIAMSBURG	VA	23185-8221
38	83J		0.288	B3					
38	83J		0.288	B3					
30	89	2218 JEFFERSON DAVIS HWY	1	R1	CHEWNING MARGARET	2218 JEFFERSON DAVIS HIGHWAY	STAFFORD	VA	22554-5001
30HH	114	111 HOLMES ST	0.1091	R3	CHHIM SOPHEAK	111 HOLMES STREET	STAFFORD	VA	22554-7182
30F	1	24	0.0818	R2	CHOENG TANGLY & CHUNG BUNMOM	24 OAK DR	STAFFORD	VA	22554-5049
30F	2	5	0.0637	R2	CICIO KENNETH BRANDAN	229 STONY HILL RD	FREDERICKSBURG	VA	22406-4128
30	54	67 CLARKE HILL RD	4	R1	CLARK J W	PO BOX 524	STAFFORD	VA	22555-0524
30F	2	17	0.0362	R2	CLARK SCARLETT	69 SARATOGA COVE	RUTHERGLEN	VA	22546-5340
30	53E	76 CLARKE HILL RD	1.033	R1	CLARKE ANTHONY E JR & THOMAS ALEXIS Y	PO BOX 524	STAFFORD	VA	22555-0524
30F	1	71	0.0477	R2	CLARKE CHRISTOPHER	71 CHESTNUT DR	STAFFORD	VA	22554-5058
30	53G	68 CLARKE HILL RD	0.9227	R1	CLARKE JOHN H & LILLIAN D	PO BOX 13	STAFFORD	VA	22555-0013
38	76J		0	A1	CLARKE MARY JANE GREENHOW	XX	XX	XX	XX
30	85A		0.5	R1	CLAYBERG ANGELA FAYE & DARRELL SCOTT	182 THE VANCE WAY	FREDERICKSBURG	VA	22405-3490
30	88A	2212 JEFFERSON DAVIS HWY	2.17	R1					
30	84	2202 JEFFERSON	2.1291	R1	CLEMENT JERRY M ETALS TRUSTEES OF ST	2202 JEFFERSON DAVIS HWY	STAFFORD	VA	22554-5001

		DAVIS HWY							
30	85B		0.6835	R1					
30F 1	33	33 MAPLE DR	0.093	R2	CLIFTON CASSIE RYAN	33 MAPLE DR	STAFFORD	VA	22554-5055
30F 2	8	108 OAK DR	0.0344	R2	COATS MILDRED CAROL	108 OAK DRIVE	STAFFORD	VA	22554-5052
30A 3	13	4 STAFFORD AVE	0	R1	COCHRAN KEVIN P & KATHLEEN M	110 HIDDEN BROOK DR	FREDERICK SBURG	VA	22405
30HH	53	192 EXECUTIVE CIR	0.0735	R3	COCKRAN KELLEY ALLEN & WALTER FRANCI	192 EXECUTIVE CIR	STAFFORD	VA	22554-7143
39	17E		5.4787	A1	COMBEST DAYNA MARIE	167 JUMPING BRANCH RD	STAFFORD	VA	22554-7250
39	17F		69.5006	A1					
39	17D	167 JUMPING BRANCH RD	8.141	A1					
30F 4	60	4 APPLETREE LN	0.2867	R2	COMBS WESLEY R & SUSAN L	4 APPLETREE LN	STAFFORD	VA	22554-7130
38	84A	160 WYCHE RD	8.3	A1	COMMONWEALTH OF VA DEPT OF HWYS	1111 E BROAD ST 2ND FLOOR	RICHMOND	VA	23219-1936
29	87A	1118 COURTHOUSE RD	0.6133	B2	COMMONWEALTH OF VIRGINIA	87 DEACON ROAD	FREDERICK SBURG	VA	22405
29	88	1115 COURTHOUSE RD	0.971	B2	COMMONWEALTH OF VIRGINIA	1111 E BROAD ST FL 2	RICHMOND	VA	23219-1936
29	88A		0.1671	B2					
29A 1	4		0.1777	R1	COMMONWEALTH OF VIRGINIA	87 DEACON ROAD	FREDERICK SBURG	VA	22405
29A 1	4		0.1777	R1					
29A 1	6		0.1136	R1					
29A 1	10B		0.0918	R1					
29A 1	14		0.1722	R1					
29A 1	15A	1110 COURTHOUSE RD	0.7966	B2					
38	97	1705 JEFFERSON DAVIS HWY	1.877	B2	CONCEPT LLC	PO BOX 146	STAFFORD	VA	22555-0146
30F 1	6	6 OAK DR	0.0525	R2	CONNELLY SHARON R	PO BOX 1792	ANNANDAL E	VA	22003-1792
30	27	41 BELLS HILL RD	6.8668	B1	CONTEL OF VIRGINIA INC	8149 WALNUT GROVE RD	MECHANIC SVILLE	VA	23111-4517
30HH	124	108 HOLMES ST	0.1091	R3	COPPER VILLAGE INVESTMENTS LLC	PO BOX 3030	MANASSAS	VA	20108-3030
30	76	1399 COURTHOUSE RD	5.668	R1	CORPORATION OF THE PRESIDING BISHOP	50 EAST NORTH TEMPLE FLOOR 22	SALT LAKE CITY	UT	84150-3620
30T 1	102	1259 COURTHOUSE RD 102	0	B2	COSNER INVESTMENT PROPERTIES LC	PO BOX 1097	FREDERICK SBURG	VA	22404-1097
30T 1	103	1259 COURTHOUSE RD 103	0	B2					
30T 1	202	1259 COURTHOUSE RD 202	0	B2					
30T 1	204	1259 COURTHOUSE RD 204	0	B2					
30	50	62 GREENHOW LN	2.08	B3	COUNTY OF STAFFORD	PO BOX 339	STAFFORD	VA	22555-0339

30	53		11	B3					
38	86A	26 FROSTY LN	37.5992	B3					
38	94	1739 JEFFERSON DAVIS HWY	8.16	A1					
38	94C		0.25	A1					
39	1A		0	R4					
29	98	NO SITUS ADDRESS	2.2036	B2					
29	99		3.356	B2					
30	43A		1.8213	B2					
30	43B		1.8304	B2					
30	43C		1.7874	B2					
30	43D		1.7152	B2					
30	43E		1.6431	B2					
30	43F		1.571	B2					
30	43G		1.4495	B2					
30	43H	305 JASON MOONEY DR	1.5581	B2					
30	58	1326 COURTHOUSE RD	6.611	B2					
30	70A		6.687	B2					
38	86C		1.01	B3					
39P	2		0.091	B2					
30	71	1358 COURTHOUSE RD	1.803	R1	COURTHOUSE ADVENTURES LLC	1353 HARTWOOD ROAD	FREDERICK SBURG	VA	22406-4004
30	55A	2043 JEFFERSON DAVIS HWY	1.9178	B2	COURTHOUSE CARWASH LLC	PO BOX 201	STAFFORD	VA	22555-0201
30	41A	1267 COURTHOUSE RD	0.4728	B3	COURTHOUSE ROAD LLC	2727 MCRAE RD	RICHMOND	VA	23235-2377
30	41A	1267 COURTHOUSE RD	0.4728	B3					
30	64	2021 JEFFERSON DAVIS HWY	0.7332	B2	COURTHOUSE SQUARE LLC	PO BOX 22150	ALEXANDRIA	VA	22304-9215
30	64	2021 JEFFERSON DAVIS HWY	0.7332	B2					
30U 1	101	2124 JEFFERSON DAVIS HWY 101	0	B2					
30U 1	102	2124 JEFFERSON DAVIS HWY 102	0	B2					
30U 1	103	2124 JEFFERSON DAVIS HWY 103	0	B2					
30U 1	104	2124 JEFFERSON DAVIS HWY 104	0	B2					
30U 1	202	2124 JEFFERSON	0	B2					

	DAVIS HWY 202							
30U 1 203	2124 JEFFERSON DAVIS HWY 203	0	B2					
30U 1 204	2124 JEFFERSON DAVIS HWY 204	0	B2					
30U 1 303	2124 JEFFERSON DAVIS HWY 303	0	B2					
30U 1 304	2124 JEFFERSON DAVIS HWY 304	0	B2					
30U 2 101	2126 JEFFERSON DAVIS HWY 101	0	B2					
30U 2 103	2126 JEFFERSON DAVIS HWY 103	0	B2					
30U 2 201	2126 JEFFERSON DAVIS HWY 201	0	B2					
30U 2 203	2126 JEFFERSON DAVIS HWY 203	0	B2					
30U 3 101	2128 JEFFERSON DAVIS HWY 101	0	B2					
30U 3 103	2128 JEFFERSON DAVIS HWY 103	0	B2					
30U 3 201	2128 JEFFERSON DAVIS HWY 201	0	B2					
30U 3 203	2128 JEFFERSON DAVIS HWY 203	0	B2					
30T 1 205	1259 COURTHOUSE RD 205	0	B2	COURTHOUSE SUITES LLC	1259 COURTHOUSE ROAD SUITE 205	STAFFORD	VA	22554- 7124
39 3	1949 JEFFERSON DAVIS HWY	3.815	B2	COURTHOUSE TRACTS LLC	1201 CENTRAL PARK BLVD	FREDERICK SBURG	VA	22401- 4912
39 3A		1.084	B2					
39A 4 Q	68 JUMPING BRANCH RD	0.668	A1	CRAIGER GARY WAYNE & MARY JOAN	68 JUMPING BRANCH RD	STAFFORD	VA	22554- 7230
39A 4 Q	68 JUMPING BRANCH RD	0.668	A1					
39A 4 M	54 JUMPING BRANCH RD	0.34	A1	CRAIGER JAMES E & BRENDA L	54 JUMPING BRANCH ROAD	STAFFORD	VA	22554- 7230
39A 4 N		0.308	A1					
30F 1 34	34 MAPLE DR	0.0482	R2	CRITERION MANAGEMENT LLC	360 E 1ST ST 975	TUSTIN	CA	92780- 3211
30F 4 80	15 BIRCH LN	0.0606	R2					
30 74	1404 COURTHOUSE RD	0.681	R1	CROSBY BRIDGETTE C & BYRON K	1404 COURTHOUSE RD	STAFFORD	VA	22554- 5401
30F 2 22	122 OAK DR	0.0362	R2	CRUZ RITA SANTA	21780 TOLLENHAM HALE CT	STERLING	VA	20166- 9291
30HH 27	140 EXECUTIVE CIR	0.0858	R3	DANNSA-APPIAH DORA & LAH OSEI O	140 EXECUTIVE CIR	STAFFORD	VA	22554- 7134
30HH 19	124 EXECUTIVE CIR	0.1132	R3	DAPAAH EMELIA	124 EXECUTIVE CIR	STAFFORD	VA	22554- 7134

30F 4 26	9 APPLETREE LN	0.2867	R2	DARROW LANI & AURORA BETHANY	9 APPLETREE LANE	STAFFORD	VA	22554-7130
30F 3 12	212 PEPPER TREE LN	0.1837	R2	DAVIES SYLVANUS	212 PEPPER TREE LANE	STAFFORD	VA	22554-5039
30F 2 25	125 OAK DR	0.0344	R2	DAVIS FRANCES N	77 OAK DR	STAFFORD	VA	22554-5051
30F 4 100	3 EVERGREEN LN	0.0606	R2	DAVIS RAY H II & DAVIS PATRICIA L	26 FRESH WATER DR	FREDERICK SBURG	VA	22405-2798
30F 4 99	5 EVERGREEN LN	0.0606	R2					
39A 3 3	91 JUMPING BRANCH RD	0.955	A1	DAVIS SHANNON & EVELYN SHERILLE	91 JUMPING BRANCH ROAD	STAFFORD	VA	22554-7231
39A 3 3	91 JUMPING BRANCH RD	0.955	A1					
39A 3 3	91 JUMPING BRANCH RD	0.955	A1					
30F 2 4	104 OAK DR	0.0637	R2	DEL VALLE MARIO	104 OAK DR	STAFFORD	VA	22554-5052
30HH 72	111 DOUGLAS DR	0.1091	R3	DENNIS TERESA	111 DOUGLAS DRIVE	STAFFORD	VA	22554-7183
30HH 118	103 HOLMES ST	0.0735	R3	DIPAOLLO TAMARA L	10626 POAGUES BATTERY DR	BRISTOW	VA	20136-2800
30F 1 44	44 CHESTNUT DR	0.0482	R2	DIXON CONNIE TRUSTEE OF THE CONNIE D	PO BOX 1508	STAFFORD	VA	22555-1508
30F 1 73	73 OAK DR	0.1079	R2	DIXON ROBERT A & DENISE M	164 CROPP RD	FREDERICK SBURG	VA	22406-4063
30HH 117	105 HOLMES ST	0.0735	R3	DIXON-DUFF JENNIFER L & FLOYD DIXON	105 HOLMES ST	STAFFORD	VA	22554-7182
30 88	36 BELLS HILL RD	1.073	R1	DOTSON FREDDY BLAINE	629 ROCK ISLAND RD	SCOTTSVILLE	VA	24590-6414
30 90	42 BELLS HILL RD	1.562	R1	DUFFEY FAMILY TRUST	42 BELLS HILL RD	STAFFORD	VA	22554-5013
30 91		0.703	R1					
30F 4 52	22 APPLETREE LN	0.2858	R2	DUNLAP DEBRA H	PO BOX 3073	STAFFORD	VA	22555-3073
30F 4 49	28 APPLETREE LN	0.2755	R2	DUNN ERIC & MEGHAN	28 APPLETREE LN	STAFFORD	VA	22554-7130
30HH 23	132 EXECUTIVE CIR	0.0772	R3	EASLEY CHARMAINE E	132 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30HH 109	121 HOLMES ST	0.0735	R3	EGGLESTON KAREN	121 HOLMES STREET	STAFFORD	VA	22554-1782
30HH 122	104 HOLMES ST	0.0735	R3	ELAHI SHAN E & ATIYA S	104 HOLMES ST	STAFFORD	VA	22554-7182
30F 1 2	2 OAK DR	0.0526	R2	ELAND LLC	360 E 1ST ST 975	TUSTIN	CA	92780-3211
30HH 136	119 EXECUTIVE CIR	0.0735	R3	EMBREY MICHELLE & LORI D	119 EXECUTIVE CIRCLE	STAFFORD	VA	22554-7134
30F 1 93	93 CHESTNUT DR	0.0551	R2	ENGLISH DENNIS L & NANCY	191 SHORE DRIVE	DUNNSVILLE	VA	22454-2144
30F 2 14	114 OAK DR	0.0362	R2	EPTING JAMES C & ANGELA	131 ARDEN LN	STAFFORD	VA	22556-6746
30F 2 39	139 OAK DR	0.0344	R2					
30F 4 64	302 RED OAK DR	0.0836	R2	ERRIGO PAMELA D	302 RED OAK DR	STAFFORD	VA	22554-7113
38 83B	20 VENTURE DR	8.8443	B3	ESTES EXPRESS LINES	PO BOX 25612	RICHMOND	VA	23260-5612
30F 1 14	14 OAK DR	0.0524	R2	EVANS GLORIA S	14 OAK DRIVE	STAFFORD	VA	22554-5048
39A 4 O		0	A1	FAQIRI MOHAMMAD YAHYA	710 BEAR WAY	KISSIMMEE	FL	34759-4213
30HH 138	115 EXECUTIVE CIR	0.0735	R3	FEDERAL HOME LOAN MORTGAGE CORPORATI	5000 PLANO PKWY	CARROLLTON	TX	75010-4900
30 49	2071 JEFFERSON	0.6251	B2	FELEDY JULES A JR & ALPINE P	6917 AYR LN	BETHESDA	MD	20817-4901

		DAVIS HWY						
30F 3 18	218 PEPPER TREE LN	0.25	R2	FENIZA JOSEPH P & MARIA CRISTINA A	218 PEPPER TREE LANE	STAFFORD	VA	22554-5039
39 66	1502 COURTHOUSE RD	4.829	A1	FERGUSON KRISTA L	2554 DREAM CATCHER LN	GOLDVEIN	VA	22720-1939
30F 4 94	15 EVERGREEN LN	0.0606	R2	FFC PROPERTIES LLC	17090 QUAIL CREEK CIR	HAMILTON	VA	20158-3101
38 73	76 BUTTERCUP LN	3.81	A1					
30F 4 81	17 BIRCH LN	0.0606	R2	FIGEROA JOSE ISMAEL BATRES	17 BIRCH LN	STAFFORD	VA	22554-7122
30F 1 8	8 OAK DR	0.0953	R2	FINLEY JACQUELINE	8 OAK DR	STAFFORD	VA	22554-5048
30F 1 79	79 CHESTNUT DR	0.1129	R2	FITZGERALD BERTHA P & MARSHALL A	43 BOULDER DR	STAFFORD	VA	22554-8829
30F 3 3	203 PEPPER TREE LN	0.2349	R2	FLORES LUDWIG N PORTILLO	203 PEPPER TREE LN	STAFFORD	VA	22554-5039
30F 2 6	106 OAK DR	0.0344	R2	FLORES RAMUALDO & LEONOR DOMINGUEZ	106 OAK DR	STAFFORD	VA	22554-5052
30HH 42	170 EXECUTIVE CIR	0.0625	R3	FOSTER ERICA R	170 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30HH 88	108 DAVIDSON ST	0.1983	R2	FOWLKES NAYVETTE	6233 SANDPIPER CT	ELKRIDGE	MD	21075-5290
30HH 70	115 DOUGLAS DR	0.0735	R3	FRANCIS ANNA D & ERIC	115 DOUGLAS DR UNIT R	STAFFORD	VA	22554-7183
30 82A	27 HOPE RD	0.67	R1	FRANKLIN KENNY	27 HOPE RD	STAFFORD	VA	22554-7202
30 119A		0.91	R1					
30HH 8	202 TAFT DR	0.0735	R3	FRASER CRAIG A	202 TAFT DRIVE	STAFFORD	VA	22554-1795
30HH 126	112 HOLMES ST	0.0735	R3	FREEMAN JERROLD E & MELISSA	112 HOLMES ST	STAFFORD	VA	22554-7182
30F 4 73	1 BIRCH LN	0.069	R2	FREIDMAN MICHAEL A	1 BIRCH LANE	STAFFORD	VA	22554-7122
30F 4 72	8 BIRCH LN	0.1007	R2	FRIEDMAN FRED J	7321 FRANKLIN ROAD	ANNANDAL E	VA	22003-1620
30HH 91	102 DAVIDSON ST	0.0965	R2	FRYER SHALYCE L	102 DAVIDSON ST	STAFFORD	VA	22554-7125
30F 1 42	42 CHESTNUT DR	0.0482	R2	FULWILER HARRY TRUSTEE & DOUGLAS E L	6755 ARTHUR HILLS DR	GAINESVILLE	VA	20155-3102
30F 2 32	132 OAK DR	0.0344	R2	FXBG HOLDINGS LLC	1003 BRAGG CT	FREDERICK SBURG	VA	22407-4909
30F 2 27	127 OAK DR	0.0637	R2	GADDY-BROWN BETTY A & BROWN JAMES L	127 OAK DR	STAFFORD	VA	22554-5053
30F 3 11	211 PEPPER TREE LN	0.2089	R2	GARCIA AVENDANO INES F	211 PEPPER TREE LN	STAFFORD	VA	22554-5039
30HH 13	205 TAFT DR	0.0652	R3	GARCIA ELIZABETH	3838 CHASING FALLS RD	ORANGE PARK	FL	32065-3569
30F 1 21	21 OAK DR	0.0482	R2	GARCIA MARIA LOURDES	21 OAK DR	STAFFORD	VA	22554-5049
30F 4 24	1 WILLOW LN	0.3854	R2	GARCIA SALVADORA A & MIGUEL A TOLEDO	1 WILLOW LN	STAFFORD	VA	22554-7110
30F 4 98	7 EVERGREEN LN	0.0606	R2	GARRAWAY WELTHA LYNN	21 HARTFORD WAY	FREDERICK SBURG	VA	22406-8447
30F 4 93	17 EVERGREEN LN	0.0606	R2	GASKINS EDWINA L	17 EVERGREEN LN	STAFFORD	VA	22554-7121
30F 4 41	25 APPLE TREE LN	0.5638	R2	GAYLE CHRISTOPHER A & LORETTA B	25 APPLE TREE LANE	STAFFORD	VA	22554-7130
30HH 33	152 EXECUTIVE CIR	0.0696	R3	GEORGE DIONE L	152 EXECUTIVE CIRCLE	STAFFORD	VA	22554-7134
30F 3 4	204 PEPPER TREE LN	0.1922	R2	GERNHARD JERRY & JAMES MILANA	353 MCCARTY RD	FREDERICK SBURG	VA	22405-5710



30F 4 43	29 APPLETREE LN	0.3443	R2	GETER FRANCES M	29 APPLETREE LANE	STAFFORD	VA	22554-7130
39 83A	1523 COURTHOUSE RD	3.359	A1	GIBBS JOSEPH P JR & LINDA GIBBS D	1529 COURTHOUSE ROAD	STAFFORD	VA	22554-5405
39 83D	1529 COURTHOUSE RD	0.73	A1					
30F 3 5	205 PEPPER TREE LN	0.1772	R2	GIBSON CHARLES & MICHELLE STRUNIAK G	205 PEPPER TREE LANE	STAFFORD	VA	22554-5039
30HH 95	104 DOUGLAS DR	0.0735	R3	GILMORE MYRON B & GRETA A	104 DOUGLAS DR	STAFFORD	VA	22554-7183
30F 1 87	87 CHESTNUT DR	0.1001	R2	GLENDIA M FISHER TRUSTEE	5414 STONEBRIDGE CT	SPOTSYLVANIA	VA	22551-2448
30A 1 4	2146 JEFFERSON DAVIS HWY	0.65	B2	GLOBAL MILLENIUM LLC	2146 JEFFERSON DAVIS HIGHWAY	STAFFORD	VA	22554-7223
30A 1 4	2146 JEFFERSON DAVIS HWY	0.65	B2					
30HH 120	100 HOLMES ST	0.106	R3	GODBOUT MICHAEL G	4726 W 29TH ST	YUMA	AZ	85364-9759
30F 4 3	22 WILLOW LN	0.2762	R2	GOLAS MICHAEL B & BRENDA JEAN	22 WILLOW LANE	STAFFORD	VA	22554-7109
30F 1 17	17 OAK DR	0.0938	R2	GOLDSTON JANNIE F	17 OAK DR	STAFFORD	VA	22554-5049
30F 4 17	8 WILLOW LN	0.4937	R2	GONZALEZ SERGIO	8 WILLOW LN	STAFFORD	VA	22554-7109
30T 1 101	1259 COURTHOUSE RD 101	0	B2	GOODALL ROBERT B & KATHLEEN N	1259 COURTHOUSE RD STE 101	STAFFORD	VA	22554-7124
30T 1 201	1259 COURTHOUSE RD 201	0	B2					
30HH 43	172 EXECUTIVE CIR	0.0626	R3	GOODWIN COURTNEY H	47 SETTLERS WAY	STAFFORD	VA	22554-7604
30HH 55	196 EXECUTIVE CIR	0.0735	R3					
30F 4 56	12 APPLETREE LN	0.2973	R2	GOODWYN DAVID & MARJORIE K	12 APPLETREE LN	STAFFORD	VA	22554-7130
30 33	2145 JEFFERSON DAVIS HWY	0.5145	B2	GRANINGER WADE A & EMILY L HAYWOOD	14205 ADEN ROAD	NOKESVILLE	VA	20181-3027
30HH 108	123 HOLMES ST	0.0735	R3	GRAY JONATHAN & INDIA D	123 HOLMES ST	STAFFORD	VA	22554-7182
30HH 64	187 EXECUTIVE CIR	0.0735	R3	GREEN JIMMY & THERESA	187 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30F 4 42	27 APPLETREE LN	0.4599	R2	GREGORY CHRISTOPHER D & LORI LYNN	27 APPLETREE LN	STAFFORD	VA	22554-7130
30HH 20	126 EXECUTIVE CIR	0.094	R3	GREGORY RICK & PERNILLE	5310 HELSINKI PL	DULLES	VA	20189-5310
30HH 110	119 HOLMES ST	0.1091	R3	GRIMES DELORES	4244 KINGS LN	NASHVILLE	TN	37218-1009
30 53A	48 CLARKE HILL RD	0.995	R1	GRINKLEY GENEVIEVE W	48 CLARKE HILL RD	STAFFORD	VA	22554-7228
30HH 76	103 DOUGLAS DR	0.0735	R3	GUALOTUNA JULIO F & GUADALUPE	8963 215TH PL	QUEENS VILLAGE	NY	11427-2424
30HH 24	134 EXECUTIVE CIR	0.1249	R3	GYAWU NANA YAA	134 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30HH 112	115 HOLMES ST	0.0735	R3	GYESAW GODWIN KUSI & SUSSANA TWUM-BA	115 HOLMES ST	STAFFORD	VA	22554-7182
30HH 145	101 EXECUTIVE CIR	0.106	R3	HAIRSTON NORMAN JR	7827 ATTLEBORO DR	SPRINGFIELD	VA	22153-2715
30HH 46	178 EXECUTIVE	0.1247	R3	HALL CHEKITA T	178 EXECUTIVE	STAFFORD	VA	22554-

		CIR				CIRCLE			7134
30HH	102	118 DOUGLAS DR	0.1091	R3	HAMLETT MICHAEL O & JIMMAE ROSE II	118 DOUGLAS DR	STAFFORD	VA	22554-7183
30F	4 54	16 APPLETREE LN	0.3528	R2	HANES KENNETH L & JENNIFER K	16 APPLETREE LN	STAFFORD	VA	22554-7130
30F	4 13	12 WILLOW LN	0.6217	R2	HANKINS ROGER G	12 WILLOW LN	STAFFORD	VA	22554-7109
30HH	77	101 DOUGLAS DR	0.106	R3	HARMON CRYSTAL TRUSTEE	101 DOUGLAS DR	STAFFORD	VA	22554-7183
38	113	31 ESKIMO HILL RD	1	A1	HARRINGTON BARBARA	31 ESKIMO HILL RD	STAFFORD	VA	22554-7303
29A	1 13	18 REHOBOTH DR	0	R1	HARRIS JAMES THOMAS & ELIZABETH LEE	66 WYCHE ROAD	STAFFORD	VA	22554-7115
30A	1 3	16 UPTON LN	0.27	B2	HARRIS TRAVIS J & CORINNE M	88 HIGH RIDGE DRIVE	STAFFORD	VA	22554-5542
30HH	132	124 HOLMES ST	0.0735	R3	HARRISON THOMAS RAY & JACQUELINE C	124 HOLMES STREET	STAFFORD	VA	22554-7182
30F	2 15	115 OAK DR	0.0344	R2	HARROLD JEFFREY A	115 OAK DRIVE	STAFFORD	VA	22554-5052
39	66A	1490 COURTHOUSE RD	3.413	A1	HARTLE JONATHAN W & AMY C	1490 COURTHOUSE RD	STAFFORD	VA	22554-5401
30	74A	1416 COURTHOUSE RD	0.76	A1	HASSINGER MARY E TRUSTEE	1416 COURTHOUSE RD	STAFFORD	VA	22554-5401
30HH	100	114 DOUGLAS DR	0.0735	R3	HATCH SHAWN & JOSEPH MCCARTNEY	5442 PATUXENT KNOLL PL	ALEXANDRIA	VA	22312-2302
30	32A		0.3038	B2	HAYWOOD EMILY L	14205 ADEN ROAD	NOKESVILLE	VA	20181-3027
30F	4 69	4 RED FERN LN	0.0606	R2	HAZELWOOD, LTD.	106 N DENTON TAP RD #210-352	COPPELL	TX	75019-2138
30F	1 82	82 CHESTNUT DR	0.0652	R2	HEFLIN JAMES P	82 CHESTNUT DR	STAFFORD	VA	22554-5060
30HH	98	110 DOUGLAS DR	0.1091	R3	HENRY JENNIFER B	110 DOUGLAS DR	STAFFORD	VA	22554-7183
30F	1 36	36 MAPLE DR	0.0506	R2	HERNANDEZ ALVARADO JUAN CARLOS	36 MAPLE DR	STAFFORD	VA	22554-5055
30F	1 90	90 CHESTNUT DR	0.0579	R2	HERNANDEZ MARIA ISABEL	712 W 175TH STREET APT 2H	MANHATTAN	NY	10033-7635
30HH	32	150 EXECUTIVE CIR	0.112	R3	HEWITT DIANE M	331 4TH ST	ATLANTIC BEACH	FL	32233-5343
38	83G	35 VENTURE DR	4.266	B3	HGW PROPERTIES LLC	10702 ELLIES COURT	FAIRFAX STATION	VA	22039-1876
30HH	140	111 EXECUTIVE CIR	0.1091	R3	HICKS CLEMENTINE A	111 EXECUTIVE CIRCLE	STAFFORD	VA	22554-7134
30F	1 40	40 MAPLE DR	0.0876	R2	HINES CHARLES WILBER III & ASHLEY-MA	266 CHOPTANK RD	STAFFORD	VA	22556-6442
30HH	133	126 HOLMES ST	0.1091	R3	HINSON GARNETT E II	126 HOLMES ST	STAFFORD	VA	22554-7182
30HH	97	108 DOUGLAS DR	0.1091	R3	HOGGARD ZABRINA YOMINIQUE	PO BOX 1897	HAWTHORNE	CA	90251-1897
30F	4 A		2.909	R2	HOMEOWNERS ASSOCIATION FOR STAFFORD	PO BOX 1897	STAFFORD	VA	22555-1897
30F	4 A		2.909	R2					
30F	4 A		2.909	R2					
30F	4 A		2.909	R2					
30HH	15	201 TAFT DR	0.1141	R3	HOOKS DEIDRE M	201 TAFT DR	STAFFORD	VA	22554-7195
30	86	11 HOPE RD	1.814	B2	HOPE PLAZA PROPERTY LLC	10523 AUBINOE FARM DRIVE	BETHESDA	MD	20814-2247
30HH	135	121 EXECUTIVE CIR	0.0735	R3	HRIBAR DENNIS C & GEORGEANNE C	1104 WORTHINGTON CT	VIRGINIA BEACH	VA	23464-5855

30F 2 13	113 OAK DR	0.0344	R2	HUMMER PRESTON & JANICE	22 MARLBOROUGH POINT RD	STAFFORD	VA	22554-5701
30F 4 31	3 BEECH TREE CT	0.3651	R2	HUTSON RICHARD I & ELIZABETH K	3 BEECH TREE CT	STAFFORD	VA	22554-7131
30 60	2102 JEFFERSON DAVIS HWY	0.206	B2	HYMAN ROBERT G & MAGGIE VIRGINIA	2102 JEFFERSON DAVIS HWY	STAFFORD	VA	22554-7222
30 61A		0.0421	B2					
39 54		9.789	A1	INTERVEST GROUP INC TRUSTEE	5205 GLEN MEADOW RD	CENTREVILLE	VA	20120-1355
39 55		15	A1					
30F 3 15	215 PEPPER TREE LN	0.1936	R2	IRIZARRY GEORGE & REGINA	215 PEPPER TREE LANE	STAFFORD	VA	22554-5039
30F 4 9	16 WILLOW LN	0.8704	R2	ISAAC A WICKER	16 WILLOW LANE	STAFFORD	VA	22554-7109
30F 4 115	6 PEAR TREE LN	0.1365	R2	JACKSON PATRICIA A	6 PEARTREE LN	STAFFORD	VA	22554-7100
30 67	1311 COURTHOUSE RD	0.63	B2	JACOBY ELIZABETH F	309 INGLESIDE DR	FREDERICKSBURG	VA	22405-2344
30 68	1319 COURTHOUSE RD	0.7954	B1					
30A 2 1	1 STAFFORD AVE	0.34	R1					
30 119C	41 HOPE RD	1	R1	JAHNKE RONALD M & LORETTA F	37 HOPE ROAD	STAFFORD	VA	22554-7202
30 119J	37 HOPE RD	0.7788	R1					
30F 1 65	65 CHESTNUT DR	0.0859	R2	JAVAI D ZIL-A H & BAIG JAVED IQBAL	65 CHESTNUT DR	STAFFORD	VA	22554-5058
30F 1 72	72 CHESTNUT DR	0.0801	R2	JAVED MIRZA ISRAR	13108 QUATE LN	WOODBRIDGE	VA	22192-5325
30F 4 68	6 BIRCH LN	0.0606	R2	JCHC LLC	157 CAMBRIDGE ST	FREDERICKSBURG	VA	22405-1923
30F 1 74	74 OAK DR	0.057	R2	JDUKE LLC	1003 BRAGG RD	FREDERICKSBURG	VA	22407-4909
30F 2 3	103 OAK DR	0.0344	R2					
30F 2 23	123 OAK DR	0.0344	R2					
30F 4 104	5 RED FERN LN	0.0606	R2	JENKINS FRANCIS E & ROSALIE C	5 RED FERN LANE	STAFFORD	VA	22554-7112
30HH 73	109 DOUGLAS DR	0.1091	R3	JESSUP WILLIAM & CYNTHIA	206 ANTIETAM DR	LOCUST GROVE	VA	22508-5122
38 84	159 WYCHE RD	2.418	B3	JMT PROPERTIES LLC	11808 YATES FORD RD	FAIRFAX STATION	VA	22039-1506
30 136A	29 DENT RD	1	R1	JOHNSON ALAN K JR	29 DENT ROAD	STAFFORD	VA	22554-5419
39 57	41 OLD POTOMAC CHURCH RD	3.5	A1	JOHNSON HAZEL LOUISE	14735 COUNTY CRESS DR	HOUSTON	TX	77047-6719
39 57D	51 OLD POTOMAC CHURCH RD	1	A1					
30F 1 84	84 CHESTNUT DR	0.0621	R2	JOHNSON LUDIE J	1841 MASSACHUSETTS AVE SE	WASHINGTON	DC	20003-2531
30HH 45	176 EXECUTIVE CIR	0.0992	R3	JOHNSTON ANGELINA D & KEVIN T OCONNO	176 EXECUTIVE CIRCLE	STAFFORD	VA	22554-7134
30HH 16	118 EXECUTIVE CIR	0.1563	R3	JONES BRYAN D & ROCHELLE	118 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30HH 92	100 DAVIDSON ST	0.1315	R2	JONES GARRETT & ALLISON	88 STONEWALL DR	STAFFORD	VA	22556-1004
30F 1 48	48 CHESTNUT DR	0.0896	R2	JONES JEFFREY & BRENDA L	48 CHESTNUT DRIVE	STAFFORD	VA	22554-5057

30F 1 16	16 OAK DR	0.095	R2	JORDAN LEON GILBERT	16 OAK DR	STAFFORD	VA	22554-5048
30HH 41	168 EXECUTIVE CIR	0.0625	R3	JOSEPH PAUL	168 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30 43	1284 COURTHOUSE RD	3.0344	B2	JPI-FOUNTAIN PARK LLC	1005 SOPHIA ST	FREDERICK SBURG	VA	22401-3809
30 44	2107 JEFFERSON DAVIS HWY	0.2862	B2					
30 45	2097 JEFFERSON DAVIS HWY	0.21	B2					
30 46	2089 JEFFERSON DAVIS HWY	0.7607	B2					
38 102F	28 BIG SPRING LN	4.9432	M1	K-9 ENTERPRISES LLC	30 BIG SPRING LN	STAFFORD	VA	22554-7300
30F 4 83	21 BIRCH LN	0.0606	R2	KAIN JAMES W	46639 WINTERSET CT	STERLING	VA	20165-7700
30F 4 102	9 RED FERN LN	0.0606	R2					
30F 4 103	7 RED FERN LN	0.0606	R2					
30HH 63	189 EXECUTIVE CIR	0.1091	R3	KANKAM SAMUEL JR	189 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30HH 51	188 EXECUTIVE CIR	0.1091	R3	KANKWENDA MBAYA J JR & KINGOMBO ROSE JUSTIN	188 EXECUTIVE CIR	STAFFORD	VA	22554-7134
39 83C	1497 COURTHOUSE RD	1.866	A1	KARNES DEBRA R	PO BOX 964	STAFFORD	VA	22555-0964
38 76H		6	A1	KASEY TRUCKING INC	7209 LOCKPORT PLACE	LORTON	VA	22079-1524
30HH 68	119 DOUGLAS DR	0.0735	R3	KAUR SANMEET	119 DOUGLAS DRIVE	STAFFORD	VA	22554-7183
38 89	1800 JEFFERSON DAVIS HWY	0.62	A1	KEARNS JEREMIAH E & VIRGINIA C	12 MILLERS CROSSING LANE	STAFFORD	VA	22554-7427
30F 2 41	141 OAK DR	0.0344	R2	KEENE BAYARD DUANE	12021 OLD SALEM CHURCH RD	FREDERICK SBURG	VA	22407-6787
30HH 9	204 TAFT DR	0.0735	R3	KEESEE KATHRYN J	204 TAFT DRIVE	STAFFORD	VA	22554-7195
30F 4 78	11 BIRCH LN	0.0606	R2	KENNEDY DIXIE LEE	PO BOX 1104	STAFFORD	VA	22555-1104
30HH 49	184 EXECUTIVE CIR	0.0762	R3	KESSIE DANIEL	184 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30F 1 46	46 CHESTNUT DR	0.0482	R2	KHAN QAMAR S & SHAZIA N	46 CHESTNUT DR	STAFFORD	VA	22554-5057
30F 1 13	13 OAK DR	0.0524	R2	KHAN SHAZIA & QAMAR S	12183 PAPER BIRCH LN	GAINESVILL E	VA	20155-5205
30HH 106	127 HOLMES ST	0.1091	R3	KING RENEE D	127 HOLMES ST	STAFFORD	VA	22554-7182
30HH 44	174 EXECUTIVE CIR	0.0647	R3	KISSIEDU SETH K	174 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30F 1 9	9 OAK DR	0.0953	R2	KITTELL JOHN H & AMY M	4 LONGFELLOW COURT	STAFFORD	VA	22556-6566
30F 1 10	10 OAK DR	0.0524	R2					
30A 1 1A	7 UPTON LN	0.1848	B2	KNIGHT-MOORE JO D TRUSTEE	PO BOX 201	STAFFORD	VA	22555-0201
30HH 101	116 DOUGLAS DR	0.1091	R3	KORSGARD CRAIG & TRINA	255 KIMBERWICK LN	STAFFORD	VA	22556-8040
29A 1 9A	50 WYCHE RD	1.1209	B3	L & B PARTNERSHIP LLC	1205 MONROE BAY AVE	COLONIAL BEACH	VA	22443-2919
38 81	97 WYCHE RD	0.4683	B3					

30	55	2053 JEFFERSON DAVIS HWY	0.2516	B2	L & P LLC	2000 VICTORIA DR	STAFFORD	VA	22554-2325
30HH	54	194 EXECUTIVE CIR	0.0735	R3	LAMAR CAROLYN	194 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30F	4 109	5 PEAR TREE LN	0.0606	R2	LAMARTINIERE TEENA H	5 PEAR TREE LANE	STAFFORD	VA	22554-7100
30A	2 4	7 STAFFORD AVE	0	R1	LANDRY JAMES D	7 STAFFORD AVENUE	STAFFORD	VA	22554-7246
30HH	99	112 DOUGLAS DR	0.0735	R3	LARYEA ALICE A	112 DOUGLAS DR	STAFFORD	VA	22554-7183
30HH	119	101 HOLMES ST	0.106	R3	LATTIBUDIERE MAXINE	101 HOLMES STREET	STAFFORD	VA	22554-7182
30VV	23	102 PRESTIGE WAY	0.238	R1	LEBRAY HERMAN D & TASHA J	102 PRESTIGE WAY	STAFFORD	VA	22554-7352
30HH	93	100 DOUGLAS DR	0.106	R3	LEWIS DEVORA L	100 DOUGLAS DR	STAFFORD	VA	22554-7183
38	105		22.5986	A1	LIMOX STEVEN WAYNE & LAYNE DIANA KAY LIMOX	17 FINIAL WAY	STAFFORD	VA	22554-8583
30HH	111	117 HOLMES ST	0.1091	R3	LINDER MICHAEL ALLEN MABRY & KEYSIA	117 HOLMES ST	STAFFORD	VA	22554-7182
30F	4 71	10 BIRCH LN	0.081	R2	LOPEZ LETICIA	PO BOX 807	STAFFORD	VA	22555-0807
30	137	1479 COURTHOUSE RD	5.0339	A1	LUCK BRANDON R & MARIANNA M	1479 COURTHOUSE RD	STAFFORD	VA	22554-5403
30F	1 62	62 OAK DR	0.0482	R2	LUIS ISABEL P & ALVES SANDYE M	62 OAK DR	STAFFORD	VA	22554-5050
30HH	86	105 PALMER CT	0.0632	R2	LUTERAN STEPHEN & ELIZABETH	6214 FALCON LANDING CT	BURKE	VA	22015-2528
30HH	48	182 EXECUTIVE CIR	0.0799	R3	LYN COOK GORDON X	8 REVERE CT	STAFFORD	VA	22554-8823
29A	1 12	29 REHOBOTH DR	2	R1	LYON EVERETT C	29 REHOBETH DRIVE	STAFFORD	VA	22554-7126
30F	2 11	111 OAK DR	0.0637	R2	LYONS JAMES W	159 7TH STREET	COLONIAL BEACH	VA	22443-1603
30	137G	70 DENT RD	3	A1	MADDOX CYNTHIA	70 DENT RD	STAFFORD	VA	22554-5418
30HH	83	110 PALMER CT	0.0956	R2	MALKIEWICZ RYAN JOSEPH	110 PALMER CT	STAFFORD	VA	22554-7133
30F	4 85	26 EVERGREEN LN	0.1321	R2	MALLORY CHRISTINE A & DARRYL S	51 BRITTANY LN	STAFFORD	VA	22554-7687
30F	4 76	7 BIRCH LN	0.0606	R2	MALTEZ CARLOS MAURICIO & NAYMY IVETT	8531 KIRBY ST	MANASSAS	VA	20110-4819
30F	4 1	24 WILLOW LN	0.2781	R2	MANOO ERNEST K	24 WILLOW LANE	STAFFORD	VA	22554-7109
29A	1 10	16 BISHOP LN	0	R1	MARCONI MOTORS LLC & MARSCH WILLIAM & YEN CHAU	PO BOX 2091	FALLS CHURCH	VA	22042-0091
30F	1 41	41 CHESTNUT DR	0.0876	R2	MARSCH WILLIAM & YEN CHAU	15 HEATHERBROOK LN	STAFFORD	VA	22554-7928
30F	4 97	9 EVERGREEN LN	0.072	R2	MARSHALL GLENN A & TIFFANY R	9 EVERGREEN LANE	STAFFORD	VA	22554-7121
39	57B	31 JOHNSONS PRIDE LN	1	A1	MARTINEZ MORAIMA A & STEVEN J MACMIL	31 JOHNSONS PRIDE LN	STAFFORD	VA	22554-7279
30HH	34	154 EXECUTIVE CIR	0.0667	R3	MATTHEWS KAREN A	154 EXECUTIVE DR	STAFFORD	VA	22554-7134
38	88	1816 JEFFERSON DAVIS HWY	4.3563	A1	MAXSON KRISTIN ELIZABETH SIMENSON	1816 JEFFERSON DAVIS HWY	STAFFORD	VA	22554-7214
30F	2 9	109 OAK DR	0.0362	R2	MAYNARD ODETTE SARAH	109 OAK DRIVE	STAFFORD	VA	22554-5052
39A	3 10	92 JUMPING BRANCH RD	1.3519	A1	MAYORGA TOMAS	92 JUMPING BRANCH RD	STAFFORD	VA	22554-7230
30F	2 10	110 OAK DR	0.0344	R2	MCCALL ANTHONY J	110 OAK DR	STAFFORD	VA	22554-

								1757
30HH 36	158 EXECUTIVE CIR	0.0627	R3	MCCANN ROCHELLE RENEE	158 EXECUTIVE CIRCLE	STAFFORD	VA	22554-7134
30 55C	2049 JEFFERSON DAVIS HWY	0.5381	B2	MCCANNWORCESTER LLC	5 ROSE ST	STAFFORD	VA	22556-6240
30F 1 94	94 CHESTNUT DR	0.1001	R2	MCCLURE TRAVIS K & ARTHUR K MCCLURE	94 CHESTNUT DR	STAFFORD	VA	22554-5060
30F 4 106	38 WILLOW LN	0.0945	R2	MCCRORY THOMAS & HELENE M	38 WILLOW LN	STAFFORD	VA	22554-7109
30F 1 91	91 CHESTNUT DR	0.0551	R2	MCDOWELL JAMES	356 FOREST LANE RD	FREDERICK SBURG	VA	22405-3802
30F 1 76	76 OAK DR	0.0589	R2	MCPECK KAREN T	76 OAK DRIVE	STAFFORD	VA	22554-5051
39A 4 R		0	A1	MD LAND HOLDINGS LLC	1003 BRAGG RD	FREDERICK SBURG	VA	22407-4909
39A 4 R		0	A1					
30 57		12.55	B2	MEDICORP PROPERTIES INC	2300 FALL HILL AVE STE 418	FREDERICK SBURG	VA	22401-3343
39P 1	101 HOSPITAL CENTER BLVD	33.802	B2					
39P A		0.512	B2					
39P B		3.271	B2					
39P C		0.734	B2					
39P 1A	125 HOSPITAL CENTER BLVD	4.435	B2					
39R 1		1.668	B2					
39R 2		1.169	B2					
39R 3		1.48	B2					
39R 4		1.212	B2					
39R 5		1.309	B2					
39R 6		1.031	B2					
39R 7		1.064	B2					
39R 8		1.45	B2					
39R 9		1.715	B2					
39R 10		1.569	B2					
39R A		6.389	B2					
39R B		0.0603	B2					
39R C		0.095	B2					
30F 2 31	131 OAK DR	0.0344	R2	MEDINA JOSE A	131 OAK DR	STAFFORD	VA	22554-5054
38 102E		5.279	M1	MEJIA SAUL AND MARIA & JOSE L & GLAD	1620 FLORIDA AVE	WOODBRIIDGE	VA	22191-3606
30 56	2040 JEFFERSON DAVIS HWY	1.0035	B3	METROPOLE PRODUCTS INC	PO BOX 309	STAFFORD	VA	22555-0309
30HH 144	103 EXECUTIVE CIR	0.0735	R3	METROPOLITAN LIFE INSURANCE COMPANY	3217 S DECKER LAKE DR	SALT LAKE CITY	UT	84119
39 9	1924 JEFFERSON DAVIS HWY	2.801	B2	METTS THOMAS & JUDY	113 CEDAR LANE	STAFFORD	VA	22554-7015
30 51	49 GREENHOW LN	0.5	R1	MILDE PAUL V III	10 POTOMAC VIEW LN	STAFFORD	VA	22554-5831
30 52	32 GREENHOW LN	0.96	R1					
30VV 2	123	0.197	R1	MILLER AND SMITH AT	8401 GREENSBORO	MCLEAN	VA	22102-

		COURTHOUSE MANOR DR			STAFFORD LLC	DR STE 450			3598
30VV	3	127 COURTHOUSE MANOR DR	0.197	R1					
30VV	4	131 COURTHOUSE MANOR DR	0.197	R1					
30VV	5	201 COURTHOUSE MANOR DR	0.197	R1					
30VV	6	205 COURTHOUSE MANOR DR	0.197	R1					
30VV	7	209 COURTHOUSE MANOR DR	0.197	R1					
30VV	8	213 COURTHOUSE MANOR DR	0.197	R1					
30VV	9	217 COURTHOUSE MANOR DR	0.197	R1					
30VV	10	221 COURTHOUSE MANOR DR	0.197	R1					
30VV	11	225 COURTHOUSE MANOR DR	0.197	R1					
30VV	12	229 COURTHOUSE MANOR DR	0.197	R1					
30VV	13	231 COURTHOUSE MANOR DR	0.197	R1					
30VV	14	301 COURTHOUSE MANOR DR	0.197	R1					
30VV	15	305 COURTHOUSE MANOR DR	0.197	R1					
30VV	16	100 COURTHOUSE MANOR DR	0.196	R1					
30VV	17	104 COURTHOUSE MANOR DR	0.197	R1					
30VV	22	124 COURTHOUSE MANOR DR	0.197	R1					
30VV	24	104 PRESTIGE WY	0.197	R1					
30VV	25	108 PRESTIGE WY	0.197	R1					
30VV	55		0.241	R1					
30VV	56	225 HEIRLOOM WY	0.197	R1					
30VV	57	221 HEIRLOOM WY	0.197	R1					
30VV	58	217 HEIRLOOM WY	0.197	R1					
30VV	59	213 HEIRLOOM WY	0.197	R1					
30VV	60	209 HEIRLOOM	0.197	R1					



		WY		
30VV	61	205 HEIRLOOM WY	0.197	R1
30VV	62	201 HEIRLOOM WAY	0.241	R1
30VV	63	202 COURTHOUSE MANOR DR	0.241	R1
30VV	64	206 COURTHOUSE MANOR DR	0.197	R1
30VV	65	210 COURTHOUSE MANOR DR	0.197	R1
30VV	66	214 COURTHOUSE MANOR DR	0.197	R1
30VV	67	218 COURTHOUSE MANOR DR	0.197	R1
30VV	68	222 COURTHOUSE MANOR DR	0.197	R1
30VV	69	226 COURTHOUSE MANOR DR	0.197	R1
30VV	70	230 COURTHOUSE MANOR DR	0.241	R1
30VV	71	302 COURTHOUSE MANOR DR	0.241	R1
30VV	72	105 HEATHCOTE PL	0.197	R1
30VV	73	107 HEATHCOTE PL	0.21	R1
30VV	A		1.1974	R1
30VV	26	200 PRESTIGE WY	0.197	R1
30VV	27	204 PRESTIGE WY	0.197	R1
30VV	28		0.241	R1
30VV	29	129 REGENTS LN	0.197	R1
30VV	30	125 REGENTS LN	0.197	R1
30VV	31	121 REGENTS LN	0.197	R1
30VV	32	117 REGENTS LN	0.223	R1
30VV	33	113 REGENTS LN	0.213	R1
30VV	34	109 REGENTS LN	0.197	R1
30VV	35	105 REGENTS LN	0.197	R1
30VV	36	101 REGENTS LN	0.197	R1
30VV	37	112 REGENTS LN	0.197	R1
30VV	38	120 REGENTS LN	0.223	R1

30VV	39	124 REGENTS LN	0.197	R1					
30VV	40	128 REGENTS LN	0.197	R1					
30VV	41	132 REGENTS LN	0.197	R1					
30VV	42		0.246	R1					
30VV	43	217 PRESTIGE WY	0.207	R1					
30VV	44	213 PRESTIGE WY	0.203	R1					
30VV	45	209 PRESTIGE WY	0.197	R1					
30VV	46	205 PRESTIGE WY	0.197	R1					
30VV	47		0.241	R1					
30VV	48	206 HEIRLOOM WY	0.197	R1					
30VV	49	210 HEIRLOOM WY	0.197	R1					
30VV	50	214 HEIRLOOM WY	0.197	R1					
30VV	51	218 HEIRLOOM WY	0.197	R1					
30VV	52	222 HEIRLOOM WY	0.197	R1					
30VV	53	226 REGENTS LN	0.197	R1					
30VV	54		0.255	R1					
30VV	74	201 HEATHCOTE PL	0.193	R1					
30VV	75	205 HEATHCOTE PL	0.197	R1					
30VV	B		1.5337	R1					
30VV	C		1.4325	R1					
30VV	D		2.4583	R1					
30VV	F		2.116	R1					
30F 4	91	21 EVERGREEN LN	0.0606	R2	MILLER CONNOR W & JULIE S	21 EVERGREEN LN	STAFFORD	VA	22554-7121
30F 4	113	13 PEAR TREE LN	0.0606	R2	MILLER LAWRENCE RAY	6000 TALFORD COURT	SPRINGFIELD	VA	22152-1214
30F 4	32	5 BEECH TREE CT	0.3828	R2	MILLER MAURICE A & ANGELA S	5 BEECH TREE CT	STAFFORD	VA	22554-7131
30F 2	2	102 OAK DR	0.0344	R2	MIR NADEEM & TAHIRA	102 OAK DRIVE	STAFFORD	VA	22554-5052
38	93	1749 JEFFERSON DAVIS HWY	3.9497	B1	MITCHELL FRANK & DARRELL	1749 JEFFERSON DAVIS HIGHWAY	STAFFORD	VA	22554-7213
38	93	1749 JEFFERSON DAVIS HWY	3.9497	B1					
38	93	1749 JEFFERSON DAVIS HWY	3.9497	B1					
38	93A		2.4304	B1					
30	119K	49 HOPE RD	1.6847	R1	MITCHELL WILLIAM P JR & ROBIN M	49 HOPE RD	STAFFORD	VA	22554-7202
30F 2	38	138 OAK DR	0.0362	R2	MOLLET JASON W & CRYSTAL	14 LITTLE OAK RD	FREDERICKSBURG	VA	22405-1824
30	25	77 BELLS HILL	1.0294	B3	MOORE DENTAL	PO BOX 968	STAFFORD	VA	22555-

		RD			PROPERTIES LLC				0968
30	25B		0.4249	B3					
30	44C	2101 JEFFERSON DAVIS HWY	0.3678	B2	MOORE J D TRUSTEE & JO D KNIGHT-MOOR	PO BOX 201	STAFFORD	VA	22555-0201
30A 1	1	2152 JEFFERSON DAVIS HWY	0.3104	B2					
30HH	50	186 EXECUTIVE CIR	0.0735	R3	MOORHEAD RAISHAWN RAY & CHRISTOPHER	186 EXECUTIVE CIR	STAFFORD	VA	22554-7134
39	56A	177 OLD POTOMAC CHURCH RD	6.658	A1	MORNING STAR I LLC	8101 SEAYS RD	SPOTSYLVANIA	VA	22551-3423
39	56F		2.74	A1					
39	56G		3.247	A1					
30F 4	22	3 WILLOW LN	0.2913	R2	MOSELEY RALPH F	22495 LANDORA BRIDGE ROAD	RUTHER GLEN	VA	22546-2119
30F 4	36	8 BEECH TREE CT	0.3753	R2	MOWDY MARCELLA J	8 BEECH TREE COURT	STAFFORD	VA	22554-7131
30	69	1310 COURTHOUSE RD	2.999	B2	MULLINS JOHN & BARBARA	4801 JEFFERSON DAVIS HWY	FREDERICKSBURG	VA	22408-4259
30	58B		0.025	B2					
30F 4	70	6 RED FERN LN	0.0688	R2	MUNDY NORA L	1721 POPLAR ROAD	STAFFORD	VA	22556-6317
30HH	84	109 PALMER CT	0.0886	R2	MURPHY MEGHAN	109 PALMER CT	STAFFORD	VA	22554-7133
30F 3	10	210 PEPPER TREE LN	0.1848	R2	MYERS MAURICE X & ERIC A	210 PEPPER TREE LANE	STAFFORD	VA	22554-5039
29	94	1169 COURTHOUSE RD	0.9798	B2	N & K ENTERPRISES LLC	108 BLENHEIM	WILLIAMSBURG	VA	23188-8909
39	16D		1.542	B2	NAM SUK HYUN	15590 TODDSBURY LANE	MANASSAS	VA	20112-5419
30HH	57	200 EXECUTIVE CIR	0.1032	R3	NAMIKE VEYINSA E	200 EXECUTIVE CIRCLE	STAFFORD	VA	22554-7135
38	110		1.813	M1	NATIONAL HIGHWAYS LLC	6910 SPELMAN DR	SPRINGFIELD	VA	22153-1231
38	111	1546 JEFFERSON DAVIS HWY	2.3545	M1					
39A 3	5	97 JUMPING BRANCH RD	0.8069	A1	NATIONSTAR MORTGAGE LLC	8950 CYPRESS WATERS BLVD	COPPELL	TX	75019-4620
30F 1	89	89 CHESTNUT DR	0.0551	R2	NEECE SARAH B	89 CHESTNUT DR	STAFFORD	VA	22554-5060
30F 4	116	4 PEAR TREE LN	0.1112	R2	NEIFERD PAUL D	4 PEARTREE LN	STAFFORD	VA	22554-7100
30HH	4	106 BRANDICE ST	0.0845	R3	NEIGH EMILY L & JOSEPH R NEIGH IV	106 BRANDICE ST	STAFFORD	VA	22554-7197
30F 1	64	64 OAK DR	0.0777	R2	NELSON DANIEL A & DANIELLE M	64 OAK DRIVE	STAFFORD	VA	22554-5050
30	81	24 STAFFORD AVE	0.477	R1	NELSON EVERETT C & KATHERINE A	139 HIDDEN SPRINGS LN	STAFFORD	VA	22554-5212
30A 2	3	5 STAFFORD AVE	0	R1					
30A 3	19	16 STAFFORD AVE	0	R1					
30HH	104	122 DOUGLAS DR	0.0767	R3	NEVERS ANDY L	122 DOUGLAS DR	STAFFORD	VA	22554-7183
30F 1	39	39 MAPLE DR	0.0482	R2	NGUYEN CHRISTINE	39 MAPLE DR	STAFFORD	VA	22554-5055
30F 1	1	1 OAK DR	0.0955	R2	NGUYEN DAN & KIMBERLY	4 AUGUSTA DRIVE	STAFFORD	VA	22556-

30F 4 84	23 BIRCH LN	0.0848	R2	TRUSTEES				1053
30F 4 75	5 BIRCH LN	0.0606	R2					
30F 1 37	37 MAPLE DR	0.0482	R2	NGUYEN JOHN	37 MAPLE DRIVE	STAFFORD	VA	22554-5055
30F 4 57	10 APPLETREE LN	0.2755	R2	NGUYEN THU NGAT	10 APPLETREE LN	STAFFORD	VA	22554-7130
30F 2 37	137 OAK DR	0.0344	R2	NGUYEN TU M	18809 HUNDRED ACRE LANE	TRIANGLE	VA	22172-2049
30F 4 7	18 WILLOW LN	0.3122	R2	NGUYEN VUONG DUC & KIM LANG THI	18 WILLOW LANE	STAFFORD	VA	22554-7109
30F 1 60	60 OAK DR	0.0482	R2	NICKLE OWEN & ANETA JOY BRIGHT-NICKL	60 OAK DR	STAFFORD	VA	22554-5050
30F 1 59	59 OAK DR	0.0482	R2	NICKLE OWEN G	59 OAK DR	STAFFORD	VA	22554-5050
30F 4 40	23 APPLETREE LN	0.5549	R2	NIMO KENNEDY & BAIDOO BRIDGET AMA	23 APPLETREE LN	STAFFORD	VA	22554-7130
30F 4 89	25 EVERGREEN LN	0.2585	R2	NINER JESSICA LYNN	25 EVERGREEN LN	STAFFORD	VA	22554-7121
38 86B	195 WYCHE RD	1.9966	B3	NORFLEET LAND & WOOD COMPANY INC	2340 KINGS HWY	KING GEORGE	VA	22485-6639
30 72	1372 COURTHOUSE RD	1.0733	R1	NOWAK PETER R & ELIZABETH M	1372 COURTHOUSE ROAD	STAFFORD	VA	22554-7232
30F 2 30	130 OAK DR	0.0344	R2	OAKS OF STAFFORD LLC	61 BETTS RD	STAFFORD	VA	22554-5816
30F 4 74	3 BIRCH LN	0.0606	R2					
30F 4 101	1 EVERGREEN LN	0.0606	R2					
30F 4 110	7 PEAR TREE LN	0.0606	R2					
30F 4 55	14 APPLETREE LN	0.2899	R2	OBERLY JOHN	14 APPLETREE LN	STAFFORD	VA	22554-7130
30F 4 34	9 BEECH TREE CT	0.5274	R2	OH BYUNG IK & YOUNG RAN	9 BEECH TREE COURT	STAFFORD	VA	22554-7131
30HH 78	100 PALMER CT	0.106	R3	OHMENG-AGYEI KWABENA A	100 PALMER CT	STAFFORD	VA	22554-7133
39 16	124 OLD POTOMAC CHURCH RD	8.613	B3	OLD POTOMAC CHURCH LLC	6308 FIVE MILE CENTRE PK SUITE 215	FREDERICK SBURG	VA	22407-5508
39 16	124 OLD POTOMAC CHURCH RD	8.613	B3					
39 16B		1.277	B2					
39 16E	11 PEAKE LN	6.394	B2					
39 16J		1.477	B2					
39 16K		1.596	B2					
39 16K		1.596	B2					
39 71A		50.8534	B2					
39 16M		2.888	B3					
30HH 60	195 EXECUTIVE CIR	0.0735	R3	OMORODION ESTHER O	195 EXECUTIVE CIR	STAFFORD	VA	22554-7134
38 85	169 WYCHE RD	4.4431	B3	ORANGE ENTERPRISES LLC	PO BOX 2000	GAMBRILLS	MD	21054-2000
30F 4 27	11 APPLETREE LN	0.3136	R2	OSIE-KUFUOR NANA & AILEEN	11 APPLETREE LN	STAFFORD	VA	22554-7130
38 82	106 WYCHE RD	1	B3	PALM OF DEBORAH MINISTRIES	676 HOPE RD	STAFFORD	VA	22554-5223
30 73A		0.36	R1	PALMER HAMILTON G	PO BOX 678	FREDERICK SBURG	VA	22404-0678
30A 3 18	12 STAFFORD	0	R1	PANTAZIS MIKE & ROSE M	12 STAFFORD AVE	STAFFORD	VA	22554-

	AVE							7245
30A 3 18	12 STAFFORD AVE	0	R1					
30 70	1348 COURTHOUSE RD	1.241	B2	PAR 3 DEVELOPEMENT GROUP	2075 JUNIPER LAKE RD	WEST END	NC	27376-8919
30HH 25	136 EXECUTIVE CIR	0.1421	R3	PARADA-JAIME JOSE RAMON & FLORES-ZAPATA NELCY M	136 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30 54A		12.299	R4	PARADISE ESTATES LLC	17695 WASHINGTON ST #104	DUMFRIES	VA	22026-2372
39 1	20 PARADISE CT	24.8875	A1					
30 53F	58 CLARKE HILL RD	1	R1	PARKER FREDERICK L & STOCKS JAMIE L	58 CLARKE HILL RD	STAFFORD	VA	22554-7228
39 57E		0	A1	PARKER LOTTIE ESTATE	XX	XX	XX	XX
30F 4 5	20 WILLOW LN	0.3122	R2	PARKIN SARAH	4604 RIVERDALE RD	RIVERDALE PK	MD	20737-1942
38 108C	18 BIG SPRING LN	3.972	A1	PARKS GARY BRET	18 BIG SPRING LANE	STAFFORD	VA	22554-7300
30F 4 30	1 BEECH TREE CT	0.4285	R2	PARRISH QUINTON L SR	1 BEECH TREE CT	STAFFORD	VA	22554-7131
30F 1 27	27 MAPLE DR	0.0482	R2	PATEL MAHENDRA & VINOD	5616 HERITAGE HILLS CIR	FREDERICK SBURG	VA	22407-0105
30F 1 85	85 CHESTNUT DR	0.0621	R2	PATEL RAMAN & JASHBHAI M	3210 JEFFERSON DAVIS HWY	STAFFORD	VA	22554-4528
30HH 62	191 EXECUTIVE CIR	0.1091	R3	PATIL VINAYAK P	191 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30 137D	58 DENT RD	0.4642	A1	PAYNE THURMAN A & YVONNE C	58 DENT ROAD	STAFFORD	VA	22554-5418
30 137E		0.4074	A1					
39 16G		3.001	A1	PEAKE ALLEN D SR & SANDRA L	PO BOX 515	STAFFORD	VA	22555-0515
39 16C	23 PEAKE LN	2	A1					
39 16F		1.379	A1					
30F 4 82	19 BIRCH LN	0.0606	R2	PELKEY CRAIG B	19 BIRCH LN	STAFFORD	VA	22554-7122
30 31A	2155 JEFFERSON DAVIS HWY	1.568	B2	PEOPLES BANK OF DANVILLE	1300 KINGS MOUNTAIN ROAD	MARTINSVILLE	VA	24112-7268
30F 2 16	116 OAK DR	0.0344	R2	PERKINS CHRISTOPHER ROBIN&CARLOS H P	1100 WYTHE CT	FREDERICK SBURG	VA	22405-1947
30F 4 45	33 APPLETREE LN	0.2762	R2	PERRY RONALD K & CELESTE R	33 APPLETREE LN	STAFFORD	VA	22554-7130
30 87		0.6096	B1	PFITZNER C BARRY & RAYMOND J MORLEY	5000 LIBERTY WOODS LN	WOODBRIIDGE	VA	22193-3426
30F 4 105	39 WILLOW LN	0.0917	R2	PHAM PETER & THU TRAM	76 BRENTSMILL DR	STAFFORD	VA	22554-7755
30F 1 7	7 OAK DR	0.0525	R2	PHILLIPS DENISE MARIE	164 CROPP RD	FREDERICK SBURG	VA	22406-4063
30HH 121	102 HOLMES ST	0.0735	R3	PHILLIPS OWEN D & BERMADINE B	102 HOLMES ST	STAFFORD	VA	22554-7182
30HH 3	104 BRANDICE ST	0.0845	R3	PIANSAY JOSEPH EDWARD	95-1043 KEKAHI ST 86	MILILANI	HI	96789-6540
30 137A	1419 COURTHOUSE RD	0.889	A1	PICKARD MICHAEL J & CARMEN M	1419 COURTHOUSE ROAD	STAFFORD	VA	22554-5403
30F 3 6	206 PEPPER TREE LN	0.2209	R2	PINZON MAUREEN & CONSTANCE D COX	20 LENOX CT	MECHANIC SBURG	PA	17050-8216
39A 1 B		0.22	A1	PISTILLI JOHN R	6 JUMPING BRANCH ROAD	STAFFORD	VA	22554-7230
39A 1 D		0.22	A1					
39A 1 E	6 JUMPING BRANCH RD	6.73	A1					

30A 3 12	2 STAFFORD AVE	0	R1	PLATT KAREN MASSIE	8183 SHIPS CURVE LANE	SPRINGFIELD	VA	22153-1834
30F 4 86	24 EVERGREEN LN	0.0606	R2	PLEITEZ MARIA & EULALIO S LOPEZ	4804 SPRAYER STREET	ALEXANDRIA	VA	22309-1034
30F 2 21	121 OAK DR	0.0344	R2	POLES TANYA L & IBRAHIM A GIWA	84 COUNTRY MANOR DR	FREDERICKSBURG	VA	22406-7278
39 8		13.152	A1	POWELL ASSOCIATES LLP	2101 GAITHER RD STE 330	ROCKVILLE	MD	20850-4074
39 8B		4.725	A1					
30F 3 13	213 PEPPER TREE LN	0.1837	R2	POWELL DONALD R JR & POWELL JANET L	213 PEPPER TREE LN	STAFFORD	VA	22554-5039
30HH 75	105 DOUGLAS DR	0.0735	R3	PRIDDY-NASH MARY	105 DOUGLAS DR	STAFFORD	VA	22554-7183
30HH 130	120 HOLMES ST	0.1091	R3	QUICK JACQUALINE C & RALPH E	120 HOLMES ST	STAFFORD	VA	22554-7182
38 76A		12.3792	A1	R INCOME PROPERTIES LLC	4920 QUINTESSENCE COURT	HAYMARKET	VA	20169-2577
38 76B		16.95	A1					
38 76C		16.95	A1					
38 76E		0.9704	A1					
38 76F		1.12	A1					
38 76G		1.264	A1					
38 77		23.512	B2					
38 77		23.512	B2					
38 77		23.512	B2					
38 80		31.7091	B2					
30HH 35	156 EXECUTIVE CIR	0.0641	R3	RADA ALEX P	156 EXECUTIVE CIRCLE	STAFFORD	VA	22554-7134
30F 4 10	15 WILLOW LN	0.5421	R2	RAJA SAEED AKHTAR & IFFAT S	15 WILLOW LANE	STAFFORD	VA	22554-7110
30F 4 107	1 PEAR TREE LN	0.0619	R2	RAMOS CRUZ & ENELIDA MALDONADO	1 PEAR TREE LN	STAFFORD	VA	22554-7100
30F 1 35	35 MAPLE DR	0.0482	R2	RAMPERSAD RABINDRANATH	8411 OLD MARLBORO PIKE STE 25	UPPER MARLBORO	MD	20772-2622
39A 2 J	65 JUMPING BRANCH RD	0.542	A1	RANDALL BLAKE BYERS TRUSTEE	2078 SHELL RING CIR	MOUNT PLEASANT	SC	29466-8543
30F 1 50	50 MAPLE DR	0.0528	R2	RANDALL TIMOTHY S & MARY P	PO BOX 186	STAFFORD	VA	22555-0186
30HH 59	197 EXECUTIVE CIR	0.0735	R3	RANDOLPH INVESTMENT LLC	107 JULIAD CT STE 104	FREDERICKSBURG	VA	22406-1204
30 82	15 HOPE RD	1.146	B2	RAPPAHANNOCK AREA COMMUNITY SERVICES	600 JACKSON STREET	FREDERICKSBURG	VA	22401-5719
38 95	1745 JEFFERSON DAVIS HWY	77.3596	B3	RAPPAHANNOCK REGIONAL JAIL AUTHORITY	PO BOX 339	STAFFORD	VA	22555-0339
30F 1 18	18 OAK DR	0.0482	R2	RATANA DANNY & KANJANA	6106 AMHERST AVE	SPRINGFIELD	VA	22150-2614
39 57C	53 OLD POTOMAC CHURCH RD	1.571	A1	RAYMOND SPARKLE G & FRITZ	53 OLD POTOMAC CHURCH RD	STAFFORD	VA	22554-7256
38 102B	72 BIG SPRING LN	5	M1	RDK HOLDINGS LLC	56 KELVIC WAY	STAFFORD	VA	22554-5504
38 102C	56 BIG SPRING LN	5.008	M1					
30HH 17	120 EXECUTIVE CIR	0.0896	R3	REDMAN DONNA L	120 EXECUTIVE CIRCLE	STAFFORD	VA	22554-7134
30F 4 67	2 BIRCH LN	0.0869	R2	REJAS SILVIO RAUL & NEDDY C	10600 BURR OAK WAY	BURKE	VA	22015-2409
30F 4 92	19 EVERGREEN	0.0606	R2	RENAN ABRAHAM & JULIE	313 JOSHUA RD	STAFFORD	VA	22556-

		LN			M				3615
30A 1 4B	13 UPTON LN	0.2812	B2		REYNOLDS WAYNE A & PAK ANN	9801 WINDY HILL ROAD	NOKESVILLE	VA	20181-3346
30F 4 18	7 WILLOW LN	0.4627	R2		RHEAUME JENNIFER N	7 WILLOW LN	STAFFORD	VA	22554-7110
30F 2 24	124 OAK DR	0.0344	R2		RICE THOMAS J JR TRUSTEE & KATHERINE	329 HOLLYWOOD FARM ROAD	FREDERICKSBURG	VA	22405-3740
30HH 12	207 TAFT DR	0.0958	R3		RICHE KIMALA	207 TAFT DRIVE	STAFFORD	VA	22554-7195
30F 1 51	51 MAPLE DR	0.0528	R2		RICKERT SHIRLEY ANN	51 MAPLE DRIVE	STAFFORD	VA	22554-5056
30 80C	48 HOPE RD	0.783	R1		ROBERT P STENGER & LAURA D STENGER T	48 HOPE RD	STAFFORD	VA	22554-7235
30 137F	1431 COURTHOUSE RD	4.28	A1		ROBERTS DONALD J & LINDA D	1431 COURTHOUSE ROAD	STAFFORD	VA	22554-5403
30 119G	47 HOPE RD	0.5397	R1		ROBERTS PATRICIA DARLENE	47 HOPE RD	STAFFORD	VA	22554-7202
30HH 142	107 EXECUTIVE CIR	0.0735	R3		ROBERTS RONALD & DELORES A	107 EXECUTIVE CIRCLE	STAFFORD	VA	22554-7134
30F 4 90	23 EVERGREEN LN	0.1322	R2		ROBERTSON RONALD JR	23 EVERGREEN LN	STAFFORD	VA	22554-7121
30F 1 83	83 CHESTNUT DR	0.0621	R2		ROBINSON LONNIE	83 CHESTNUT DR	STAFFORD	VA	22554-5060
30F 3 17	217 PEPPER TREE LN	0.2066	R2		ROBINSON MONIKA	217 PEPPER TREE LANE	STAFFORD	VA	22554-5039
30F 3 1	201 PEPPER TREE LN	0.2546	R2		RODGERS LAVONNE M & WILLIAM G	8446 SUMMERBEAM DR	KING GEORGE	VA	22485-6721
30 75	1411 COURTHOUSE RD	0.859	A1		ROLES ROBERT L & KIMBERLY J	1411 COURTHOUSE RD	STAFFORD	VA	22554-5403
39A 1 C	35 JUMPING BRANCH RD	0.22	A1		ROSE FRANKLIN D & ANITA J	35 JUMPING BRANCH RD	STAFFORD	VA	22554-7231
29A 1 8B		0.1437	R1		ROY EDWARD J & GLORIA A	68 WYCHE ROAD	STAFFORD	VA	22554-7115
29A 1 8A	68 WYCHE RD	0.6	R1						
29 91	1165 COURTHOUSE RD	0.8846	B2		S & F CAR WASH LLC	8701 RUSTIC OAK COURT	FAIRFAX STATION	VA	22039-2732
30HH 94	102 DOUGLAS DR	0.0735	R3		SABB SARITAH	31 VESTA DR	FREDERICKSBURG	VA	22405-2853
30F 2 42	142 OAK DR	0.0637	R2		SALAZAR VILLAMONTE LUIS	142 OAK DR	STAFFORD	VA	22554-5054
30F 4 37	6 BEECH TREE CT	0.2937	R2		SALINAS RODOLFO JR & LINDA F	6 BEECH TREE COURT	STAFFORD	VA	22554-7131
39 15A	1861 JEFFERSON DAVIS HWY	2.03	A1		SAMS DOUGLAS A & KARIE E	1861 JEFFERSON DAVIS HIGHWAY	STAFFORD	VA	22554-7216
39 15A	1861 JEFFERSON DAVIS HWY	2.03	A1						
30F 1 69	69 CHESTNUT DR	0.0492	R2		SANCHEZ-CONCHA JUAN A & MARIA L	69 CHESTNUT DR	STAFFORD	VA	22554-5058
30F 1 80	80 CHESTNUT DR	0.0621	R2		SANDLER CONNIE TRUSTEE & CONNIE C MU	2225 WINDWARD SHORE DR	VIRGINIA BEACH	VA	23451-1727
30T 1 104	1259 COURTHOUSE RD 104	0	B2		SANTA CATALINA LLC	1259 COURTHOUSE RD STE 105	STAFFORD	VA	22554-7124
30T 1 105	1259 COURTHOUSE RD 105	0	B2						
30F 4 29	17 APPLETREE LN	0.7284	R2		SANTOS JOSE RUIZ	17 APPLETREE LN	STAFFORD	VA	22554-7130



30F 1 29	29 MAPLE DR	0.0506	R2	SAR REAL ESTATE LLC	4 DALLHAN CT	STAFFORD	VA	22554-8841
30F 1 49	49 MAPLE DR	0.0959	R2					
30VV 21	120 COURTHOUSE MANOR DR	0.197	R1	SARPONG PETER B & OFORI EVA	120 COURTHOUSE MANOR DR	STAFFORD	VA	22554-7105
30F 2 40	140 OAK DR	0.0344	R2	SAUCEDA SALVADOR F & SANDRA G	7205 NI RIVER LNDG	FREDERICK SBURG	VA	22407-2500
30F 4 51	24 APPLETREE LN	0.2821	R2	SAWYER MATTHEW T	24 APPLETREE LN	STAFFORD	VA	22554-7130
38 98		27.2003	A1	SCL27 LLC	210 N SERENTA DR UNIT 534	PONTE VEDRA BEACH	FL	32082-4592
30 32	2143 JEFFERSON DAVIS HWY	0.335	B2	SEJ ASSET MANAGEMENT & INVESTMNT CO	3200 HACKBERRY RD	IRVING	TX	75063-0131
30F 1 47	47 CHESTNUT DR	0.0476	R2	SERAFIN ARSANE	PO BOX 2759	TAPPANAN NOCK	VA	22560-2759
30A 1 4A	15 UPTON LN	0.5941	B2	SERVE INC	PO BOX 1357	STAFFORD	VA	22555-1357
30HH 79	102 PALMER CT	0.0735	R3	SESSOMES GENORA	102 PALMER CT	STAFFORD	VA	22554-7133
30HH 113	113 HOLMES ST	0.0735	R3	SETSOAFIA LAWER & LOVE	8479 FERLON AVE	PENSACOLA	FL	32526-5288
30HH 107	125 HOLMES ST	0.0735	R3	SHAIKH NOOR M & DURDANA N & SHAIKH SIKANDER ALI	125 HOLMES STREET	STAFFORD	VA	22554-7182
30HH 131	122 HOLMES ST	0.0735	R3					
30HH 123	106 HOLMES ST	0.0735	R3					
30F 4 87	20 EVERGREEN LN	0.0606	R2	SHALTAKOFF BRIAN & CAREN	3919 S TORREYS PEAK DR	SUPERIOR	CO	80027-6113
30F 2 7	107 OAK DR	0.0344	R2	SHANNON ANDREW J & JANIS D ATTEBERRY	9 POTOMAC OVERLOOK LN	STAFFORD	VA	22554-5840
30F 4 39	21 APPLETREE LN	0.4217	R2	SHANNON NATHANIEL L & MILDRED Q	21 APPLETREE LN	STAFFORD	VA	22554-7130
30F 1 66	66 CHESTNUT DR	0.0491	R2	SHAO YUBIN	16624 HEARTWOOD DR	DERWOOD	MD	20855-1628
39 56B	191 OLD POTOMAC CHURCH RD	3.6495	A1	SHARPE JAMES & MARLENE	191 OLD POTOMAC CHURCH ROAD	STAFFORD	VA	22554-7258
30F 4 19	6 WILLOW LN	0.3283	R2	SHARTZER JUSTIN S & DANIELLE A	6 WILLOW LANE	STAFFORD	VA	22554-7109
39 56C	161 OLD POTOMAC CHURCH RD	2	A1	SHAW RAYMOND & ANGELA A	161 OLD POTOMAC CHURCH RD	STAFFORD	VA	22554-7258
39 68A	1512 COURTHOUSE RD	13.288	A1	SHELTON JAMES W & ANNE H	1530 COURTHOUSE ROAD	STAFFORD	VA	22554-5404
39 68	1514 COURTHOUSE RD	1.958	A1					
30F 1 22	22 OAK DR	0.0482	R2	SHEPHERD ZELIKHA D	22 OAK DR	STAFFORD	VA	22554-5049
30F 1 56	56 MAPLE DR	0.0959	R2	SHIFFLETT DONALD L & YEN THI TRSTES	4141 GLENDALE ROAD	WOODBRI DGE	VA	22193-2407
30F 2 19	119 OAK DR	0.0637	R2	SHUMAKER PAUL JOSEPH & COLLEEN M	119 OAK DR	STAFFORD	VA	22554-5053
30HH 96	106 DOUGLAS DR	0.0735	R3	SIMMONS JOHNNIE MAE	106 DOUGLAS DR	STAFFORD	VA	22554-7183
30F 4 12	13 WILLOW LN	0.8668	R2	SIMPSON HARRISON M	PO BOX 744	FREDERICK SBURG	VA	22404-0744
30F 1 43	43 CHESTNUT DR	0.0482	R2	SINGH MANOJ & SINGH RABINDER	43 CHESTNUT DR	STAFFORD	VA	22554-5057
30F 4 16	9 WILLOW LN	0.5247	R2	SINGLETON CARL L	9 WILLOW LANE	STAFFORD	VA	22554-7110

29A 1 11		0.4821	R1	SITZMAN GARY L	4 FITZHUGH TR	FREDERICK SBURG	VA	22405-1802
30 47	2077 JEFFERSON DAVIS HWY	1.1847	B2	SMITH CLINTON & LESSIE	2077 JEFFERSON DAVIS HWY	STAFFORD	VA	22554-7266
30F 4 23	2 WILLOW LN	0.3457	R2	SMITH DOROTHY R	2 WILLOW LN	STAFFORD	VA	22554-7109
38 80A	80 WYCHE RD	0.9784	B3	SMITH GARY N TRUSTEE	95 HOPE SPRINGS LN	STAFFORD	VA	22554-5238
30HH 26	138 EXECUTIVE CIR	0.0916	R3	SMITH JEMAL L & ALLYSON C	138 EXECUTIVE CIRCLE	STAFFORD	VA	22554-7134
30F 1 12	12 OAK DR	0.0524	R2	SMITH PATSY A	12 OAK DRIVE	STAFFORD	VA	22554-5048
30F 4 33	7 BEECH TREE CT	0.6315	R2	SMITH RYAN SCOTT & BRITTANY LYNN	7 BEECH TREE CT	STAFFORD	VA	22554
30F 1 15	15 OAK DR	0.0523	R2	SMITH TYRONE L & KRISTEN	15 OAK DR	STAFFORD	VA	22554-5048
30 58A		0.05	B2	SMITH WARREN D	117 POPLAR DRIVE	FREDERICK SBURG	VA	22401-5228
38 76D	205 WYCHE RD	0.9701	A1	SMITH WILLIAM JR	205 WYCHE ROAD	STAFFORD	VA	22554-7120
30VV 18	108 COURTHOUSE MANOR DR	0.197	R1	SMITH WILLIE L & MARTINA	108 COURTHOUSE MANOR DR	STAFFORD	VA	22554
30F 4 58	8 APPLETREE LN	0.2755	R2	SMYRE-LIGHTFOOT MYRTLE B & LIGHTFOOT SR RICHARD A	8 APPLETREE LN	STAFFORD	VA	22554-7130
39 56E	129 OLD POTOMAC CHURCH RD	1	A1	SNYDER KEITH A & LISA R	PO BOX 132	STAFFORD	VA	22555-0132
38 102D		5	M1	SOHN RICHARD C & GUNJA SON	3709 S GEORGE MASON DR #1205E	FALLS CHURCH	VA	22041-3746
30F 1 54	54 MAPLE DR	0.0528	R2	SOSA YASMIN Y	54 MAPLE DR	STAFFORD	VA	22554-5056
39 16P		3.197	B3	SOUTH CAMPUS LLC	6308 FIVE MILE CENTRE PARK STE 215	FREDERICK SBURG	VA	22407-5508
30F 4 46	34 APPLETREE LN	0.3357	R2	SOUZA ANTHONY P II	34 APPLETREE LN	STAFFORD	VA	22554-1730
30 29G	1225 COURTHOUSE RD	11.6157	B2	STAFFORD COUNTY BOARD OF SUPERVISORS	PO BOX 339	STAFFORD	VA	22555-0339
39 71C	63 OLD POTOMAC CHURCH RD	2	B2					
30 83A	37 STAFFORD AVE	1.8834	R1					
30A 3 22		0	R1					
30A 3 22		0	R1					
30A 3 22		0	R1					
30 40	1275 COURTHOUSE RD	0.1837	B2					
30 29B	1300 COURTHOUSE RD	20.536	B2					
30 38	2119 JEFFERSON DAVIS HWY	2.1006	B2					
39 18	143 JUMPING BRANCH RD	25.201	A1					
39 18	143 JUMPING BRANCH RD	25.201	A1					

30F 4 15A		0.1582	R2					
39 17B		44.87	A1					
30 83	31 STAFFORD AVE	9.5472	R1	SCHOOL BOARD OF STAFFORD COUNTY	31 STAFFORD AVE	STAFFORD	VA	22554-7246
30 80	1349 COURTHOUSE RD	15.867	R1					
30 80	1349 COURTHOUSE RD	15.867	R1					
30 29A		2.1845	B2					
38 83K		2.7539	B3	STAFFORD DEVELOPMENT GROUP	XXXX	XXX	XX	XXXXX
30 52A		3.243	B2	STAFFORD HOSPITAL CENTER LLC	7747 BRIDLE PATH LN	MC LEAN	VA	22102-2524
30F 1 A	75 CHESTNUT DR	2.5607	R2	STAFFORD OAKS ASSOCIATION INC	PO BOX 2491	STAFFORD	VA	22555-2491
30F 1 A	75 CHESTNUT DR	2.5607	R2					
30F 1 A	75 CHESTNUT DR	2.5607	R2					
30F 1 A	75 CHESTNUT DR	2.5607	R2					
30F 1 A	75 CHESTNUT DR	2.5607	R2					
30F 1 A	75 CHESTNUT DR	2.5607	R2					
30F 1 A	75 CHESTNUT DR	2.5607	R2					
30F 1 A	75 CHESTNUT DR	2.5607	R2					
30F 1 A	75 CHESTNUT DR	2.5607	R2					
30F 2 A		2.0478	R2					
30 69A	2080 JEFFERSON DAVIS HWY	1.462	B2	STAFFORD VOLUNTEER FIREMENS ASSOC	477 GARRISONVILLE RD STE 103	STAFFORD	VA	22554-1558
30VV 1	119 COURTHOUSE MANOR DR	0.197	R1	STALLINGS BRIAN & KIMBERLY H	119 COURTHOUSE MANOR DR	STAFFORD	VA	22554
30F 4 48	30 APPLETREE LN	0.2755	R2	STEIDLE GREGORY E & JANICE L	30 APPLETREE LN	STAFFORD	VA	22554-7130
39 17G		0.265	A1	STEVENS RICHARD H	XX	XX	XX	XX
30F 4 111	9 PEAR TREE LN	0.0606	R2	STOUT DAVID M SR & MALINDA ANN	9 PEARTREE LN	STAFFORD	VA	22554-7100
29 90A	1139 COURTHOUSE RD	0.7362	B2	SUH BONG	3901 FRANCONIA ROAD	ALEXANDRIA	VA	22310-2133
29 96		2.4	B2					
38 76	245 WYCHE RD	11	A1	SUN LAND LLC	56 CANTERBURY DR	STAFFORD	VA	22554-5721
30F 1 88	88 CHESTNUT DR	0.0551	R2	SWERCHEK EDWARD L & KATIE JO	88 CHESTNUT DR	STAFFORD	VA	22554-5060
38 83D	131 WYCHE RD	2.7332	B3	SYKES LLC	131 WYCHE RD	STAFFORD	VA	22554-7118
30 137B	36 DENT RD	5.4274	A1	SZYMANSKI KENNETH J	3 ARTILLERY DR	FREDERICKSBURG	VA	22406-4144
30F 1 52	52 MAPLE DR	0.0528	R2	T& V INVESTMENTS LLC	110 ST ROBERTS DR	STAFFORD	VA	22554-3652
30HH 52	190 EXECUTIVE CIR	0.1091	R3	TANG AISAI & CHEN ZHUSHENG	190 EXECUTIVE CIR	STAFFORD	VA	22554-7134

30F 1 4	4 OAK DR	0.0525	R2	TATE JAMES W SR & MARY A	4 OAK DRIVE	STAFFORD	VA	22554-5048
30F 1 75	75 OAK DR	0.0562	R2	TAYLOR ANTHONY R TRUSTEES & KENDALL CYNTHIA TRUSTEES	3729 VALLEYBROOK WAY	THE VILLAGES	FL	32163-2780
30HH 71	113 DOUGLAS DR	0.0735	R3	TAYLOR DAVID	113 DOUGLAS DR	STAFFORD	VA	22554-7183
30F 4 2	23 WILLOW LN	0.2761	R2	TAYLOR FRANKLYN R & GERTRUD K	23 WILLOW LANE	STAFFORD	VA	22554-7110
30F 1 92	92 CHESTNUT DR	0.0551	R2	TAYLOR JAMES & CHERYL	747 STONEWALL LANE	FREDERICK SBURG	VA	22407-8635
30HH 38	162 EXECUTIVE CIR	0.0927	R3	TAYLOR KEVIN S & SEASON J	162 EXECUTIVE CIRCLE	STAFFORD	VA	22554-7134
30F 2 34	134 OAK DR	0.0344	R2	TENAS-CALIDONIO ADONAY	134 OAK DRIVE	STAFFORD	VA	22554-5054
38 83F	40 VENTURE DR	3.5417	B3	THE 4019 LLC	2240D GALLOWS RD	VIENNA	VA	22182-5224
38 83A	109 WYCHE RD	6.741	B3	THE LANE CONSTRUCTION CORPORATION	90 FIELDSTONE CT	CHESHIRE	CT	06410-1212
30 59	2094 JEFFERSON DAVIS HWY	2.117	B2	THURSTON PROPERTIES LLC	6500 FEATHER EDGE CT	SPOTSYLVANIA	VA	22553-4497
30 59B		0.5571	B2					
30F 4 112	11 PEAR TREE LN	0.0606	R2	TILSON GARY A	11 PEAR TREE LN	STAFFORD	VA	22554-7100
30F 1 86	86 CHESTNUT DR	0.1129	R2	TIMOFTI EUGENIA	PO BOX 423	STAFFORD	VA	22555-0423
38 107A	75 ESKIMO HILL RD	1.176	A1	TOOMBS JESSE & ETALS	11500 KINGS CREST CT APT 108	FREDERICK SBURG	VA	22407
30HH 61	193 EXECUTIVE CIR	0.0735	R3	TOREY GROUP INC	12 ROME DOME COURT	STAFFORD	VA	22556-6666
30U 1 201	2124 JEFFERSON DAVIS HWY 201	0	B2	TOWNSEND EQUITY III LLC	2124 JEFFERSON DAVIS HWY STE 102	STAFFORD	VA	22554-7264
30F 2 18	118 OAK DR	0.0344	R2	TRAN BETTY D	118 OAK DR	STAFFORD	VA	22554-5053
30 79		2.367	R1	TREMBLAY GIFFORD WAYNE & LINDA L	76 HOPE ROAD	STAFFORD	VA	22554-7235
30 79A		0.377	R1					
30 80A		0.41	R1					
30 80F	66 HOPE RD	0	R1					
30 79B	76 HOPE RD	1.503	R1					
38 104	200 BIG SPRING LN	54.8837	M1	TRIDEX ASSOCIATES INC	200 BIG SPRING LN	STAFFORD	VA	22554-7316
30 63		0.07	B2	TROY FARM LLC	4934 LANSDOWNE RD	FREDERICK SBURG	VA	22408-2582
30 61	1302 COURTHOUSE RD	0.4409	B2					
30 62	2108 JEFFERSON DAVIS HWY	0.29	B2					
39 83B	1509 COURTHOUSE RD	2.289	A1	TRUSLOW GEORGE E & BRUNHILDE	PO BOX 323	STAFFORD	VA	22555-0323
30 137C	1449 COURTHOUSE RD	3.1579	A1	TRUSTEES FOR NEW LIFE COMMUNITY CHUR	1449 COURTHOUSE ROAD	STAFFORD	VA	22554-5403
29A 1 9		1.37	R1	TRUSTEES OF CHURCH OF GOD AND TRUE H	9709 LEAVELLS RD	FREDERICK SBURG	VA	22407-4323
30 59A		0.9595	B2	TRUSTEES OF REGESTER	PO BOX 697	STAFFORD	VA	22555-

				CHAPEL METHODIS				0697
30F 4 B	1201 COURTHOUSE RD	4.5372	B2	TRUSTEES OF ST PETER'S LUTHERAN CHU	1201 COURTHOUSE ROAD	STAFFORD	VA	22554-7108
30HH 137	117 EXECUTIVE CIR	0.0735	R3	TSAI PING-I & TSENG WEI-TU	3901 BAY HILL CT	FAIRFAX	VA	22033-2037
30 48	2079 JEFFERSON DAVIS HWY	1	B2	TURBEVILLE ELLA V	PO BOX 14	STAFFORD	VA	22555-0014
38 83C		4.2005	B3	UNGER LLC	14869 PERSISTENCE DRIVE	WOODBRI GE	VA	22191-3560
30HH 21	128 EXECUTIVE CIR	0.0661	R3	UNGLESBEE JOHN K & DAWN M	128 EXECUTIVE CIRCLE	STAFFORD	VA	22554-7134
30F 1 31	31 MAPLE DR	0.0486	R2	UPSHAW EMORY M & PATTY K	5906 RIDGEVIEW DRIVE	ALEXANDRI A	VA	22310-2054
30F 1 20	20 OAK DR	0.0506	R2					
30HH 141	109 EXECUTIVE CIR	0.0735	R3	URICK TAMARA F & NICHOLAS A HAMILTON	329 APPLE AVE	HAMPTON	VA	23661-2507
30F 3 2	202 PEPPER TREE LN	0.3005	R2	VALDEZ CHICAS ROBERTO ANTONIO & VALDEZ MARTA LIDIA	14 PINEHURST LN	STAFFORD	VA	22554-7288
30HH 87	101 PALMER CT	0.1602	R2	VERNON RONALD & CHERYL	144 ARLA CT	STAFFORD	VA	22554-9439
30F 4 21	4 WILLOW LN	0.2779	R2	VILLANUEVA MANUEL & CARMEN	4 WILLOW LN	STAFFORD	VA	22554-7109
39 64		6.575	A1	VIRGINIA ELECTRIC AND POWER COMPANY	XX	XX	XX	XX
39 64		6.575	A1					
30A 1 8	2142 JEFFERSON DAVIS HWY	1.192	B2	VIRKOB LLC	PO BOX 50	FAIRFAX	VA	22038-0050
30A 1 8	2142 JEFFERSON DAVIS HWY	1.192	B2					
30F 4 88	18 EVERGREEN LN	0.0606	R2	VOGEL JOHN ARTHUR JR & MARY HELEN WA	18 EVERGREEN LANE	STAFFORD	VA	22554-7121
39 62A		27.747	A1	WALCHESTER ANTHONY KENNETH	PO BOX 5834	FREDERICK SBURG	VA	22403-5834
39 63	1472 COURTHOUSE RD	2.273	A1					
39 64A		0.775	A1					
30HH 85	107 PALMER CT	0.0632	R2	WALDEN PAULA L	107 PALMER COURT	STAFFORD	VA	22554-7133
30F 4 66	41 WILLOW LN	0.0881	R2	WALKER KEITH MARK	41 WILLOW LANE	STAFFORD	VA	22554-7110
30HH 47	180 EXECUTIVE CIR	0.0876	R3	WALLNER RICHARD F & VIRGINIA M	123 BRIDGEFIELD RD	MADISON	AL	35758-6825
30F 3 16	216 PEPPER TREE LN	0.1935	R2	WARD SUSAN C	216 PEPPER TREE LN	STAFFORD	VA	22554-5039
30F 1 77	77 OAK DR	0.0567	R2	WARREN BRYON P	77 OAK DR	STAFFORD	VA	22554-5051
30HH 69	117 DOUGLAS DR	0.0735	R3	WASHINGTON ANTOINE	117 DOUGLAS DRIVE	STAFFORD	VA	22554-7183
29A 1 2		0.155	R1	WASHINGTON MARY LENA	93 CHESTNUT DR	STAFFORD	VA	22554-5060
29A 1 1		0.34	R1					
30 80B	56 HOPE RD	0.9	R1	WATERVIEW ENTERPRISES	PO BOX 296	GARRISONV ILLE	VA	22463-0296
30 80D		0.2174	R1					
30 80E		0.26	R1					
30HH 116	107 HOLMES ST	0.0735	R3	WATREL MARTHA PATRICIA OROZCO	107 HOLMES ST	STAFFORD	VA	22554-7182

30HH	74	107 DOUGLAS DR	0.0735	R3	WAUGH ERIK	107 DOUGLAS DR	STAFFORD	VA	22554-7183
30F	4 53A	20 APPLETREE LN	0.3528	R2	WEATHERHOLTZ WAYNE F & TAMMY M	20 APPLETREE LN	STAFFORD	VA	22554-7130
30F	1 70	70 CHESTNUT DR	0.0489	R2	WEAVER JOHN C II & LAURA PATRICIA RO	70 CHESTNUT DR	STAFFORD	VA	22554-5058
30F	2 29	129 OAK DR	0.0344	R2	WEISENBORN GARY L TRUSTEE & ROGER L	PO BOX 2407	STAFFORD	VA	22555-2407
30F	4 114	15 PEAR TREE LN	0.0606	R2	WENTWORTH MARIE E	PO BOX 1133	STAFFORD	VA	22555-1133
38	81A	88 WYCHE RD	2.743	B3	WESOLOWSKI DONALD P	7 HARRY CT	STAFFORD	VA	22554-7669
30HH	2	102 BRANDICE ST	0.0845	R3	WHEELER BRIAN E & BERNICE M	102 BRANDICE ST	STAFFORD	VA	22554-7197
30VV	19	112 COURTHOUSE MANOR DR	0.198	R1	WHITAKER JAMES	112 COURTHOUSE MANOR DR	STAFFORD	VA	22554
30F	1 45	45 CHESTNUT DR	0.0482	R2	WHITE MARSHALL N JR & H LOIS	7815 PENLEY PLACE	SPRINGFIELD	VA	22151-2422
30	57C	2052 JEFFERSON DAVIS HWY	0.775	B2	WHITE OAK LLC	PO BOX 74	THE PLAINS	VA	20198-0074
30V	2046A	2046 JEFFERSON DAVIS HWY A	0	B2					
30V	2046B	2046 JEFFERSON DAVIS HWY B	0	B2					
30V	2046C	2046 JEFFERSON DAVIS HWY C	0	B2					
30V	2046D	2046 JEFFERSON DAVIS HWY D	0	B2					
30V	2048A	2048 JEFFERSON DAVIS HWY A	0	B2					
30V	2048B	2048 JEFFERSON DAVIS HWY B	0	B2					
30V	2048C	2048 JEFFERSON DAVIS HWY C	0	B2					
30V	2048D	2048 JEFFERSON DAVIS HWY D	0	B2					
30F	1 58	58 OAK DR	0.0482	R2	WHITFIELD OCTAVIA K NICKLE	58 OAK DR	STAFFORD	VA	22554-5050
30F	4 8	17 WILLOW LN	0.4926	R2	WHITING VISTA LA-VET	PO BOX 1523	STAFFORD	VA	22555-1523
30HH	22	130 EXECUTIVE CIR	0.0709	R3	WIEDER DAVID ANTHONY	130 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30F	4 35	10 BEECH TREE CT	0.2767	R2	WILBON LYNN ROCHELL	10 BEECH TREE COURT	STAFFORD	VA	22554-7131
30HH	127	114 HOLMES ST	0.0735	R3	WILLIAMS ALBERTO A	114 HOLMES STREET	STAFFORD	VA	22554-7182
30HH	29	144 EXECUTIVE CIR	0.0773	R3	WILLIAMS DARRELL M & EBELIA D	144 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30HH	30	146 EXECUTIVE CIR	0.0726	R3	WILLIAMS DICKIE	146 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30F	4 15	10 WILLOW LN	0.3975	R2	WILLIAMS JOSEPH B & CHRISTINA	3818 CASANOVA DR	SAN MATEO	CA	94403-2915
38	100	175 BIG SPRING LN	62.08	A1	WILLIAMSON MARGARETA E	175 BIG SPRING LANE	STAFFORD	VA	22554-7325

38	100	175 BIG SPRING LN	62.08	A1					
38	100	175 BIG SPRING LN	62.08	A1					
30HH	81	106 PALMER CT	0.0735	R2	WILLOUGHBY JOSEPH A	106 PALMER CT	STAFFORD	VA	22554-7133
30F	4	26 APPLETREE LN	0.2755	R2	WILSON RODNEY W & ANNDREA H	26 APPLETREE LANE	STAFFORD	VA	22554-7130
30F	4	14 WILLOW LN	0.277	R2	WINN JANICE M TRUSTEE	10603 CANTERBERRY RD	FAIRFAX STATION	VA	22039-1921
30F	1	25 MAPLE DR	0.0876	R2	WOODIE JUSTIN W	25 MAPLE DR	STAFFORD	VA	22554-5055
39	2		5.1	A1	WOODMANCY FERNE B	6461 MILL FLATS LN	KING GEORGE	VA	22485-5310
30A	2	3 STAFFORD AVE	0.32	R1	WOOLLS CHRISTOPHER P & MARIA ESTHER	3 STAFFORD AVE	STAFFORD	VA	22554-7246
30T	1	1259 COURTHOUSE RD 203	0	B2	WORNOM WESLEY D & PAMELA SUE	8 STOLEN WILL CT	STAFFORD	VA	22554-8516
30F	4	31 APPLETREE LN	0.2794	R2	WRIGHT DANIEL M SR & IDA V	31 APPLETREE LN	STAFFORD	VA	22554-7130
30F	4	21 WILLOW LN	0.3122	R2	YAHNERT GLENN A & ROSEMARIE	21 WILLOW LANE	STAFFORD	VA	22554-7110
30F	4	19 WILLOW LN	0.3122	R2	YANNUTZ SEREPINA	19 WILLOW LANE	STAFFORD	VA	22554-7110
38	91		0.978	A1	YASSAWY ARIF	17996 SWANS CREEK LN	DUMFRIES	VA	22026-4526
30U	1	2124 JEFFERSON DAVIS HWY 301	0	B2	YELLOW CAT LLC	13511 BUGLENOTE WAY	SPOTSYLVANIA	VA	22553-4136
30HH	134	123 EXECUTIVE CIR	0.1047	R3	YOUNG DWANE & MEGAN	123 EXECUTIVE CIR	STAFFORD	VA	22554-7134
30F	3	209 PEPPER TREE LN	0.1972	R2	YOUNG TODD & AMANDA	209 PEPPER TREE LN	STAFFORD	VA	22554-5039
30F	4	7 APPLETREE LN	0.2898	R2	ZHU YOU C	7 APPLETREE LANE	STAFFORD	VA	22554-7130

### Current Situation

- The BOS sent a request to the Planning Commission to consider changes to the Parking and Drive Aisle portion of the zoning ordinance with Resolution R17-106 adopted April 4, 2017
- The Planning Commission has completed their study and provided recommendations
- Chesapeake Bay Preservation Act Program Compliance Audit Report recommends minimizing impervious cover by establishing a maximum number of parking spaces

### Proposed End State

- The Board of Supervisors will review the recommendations and provide direction to the Planning Commission regarding Ordinance O18-02 for a public hearing regarding parking and loading spaces and drive aisle requirements for development

### Request for the CEDC Committee/Board of Supervisors

- Review Ordinance O18-02 and make recommendations regarding amending Stafford County Code Chapter 28, Table 7.1 Required Parking Spaces, repeal Table 7.3 Required Loading Spaces and Section 28-102, Off Street Parking;
- Consider recommendations from the Chesapeake Bay Preservation Act Program Compliance Review

### Benefits to the County

- Benefit of the revised parking and drive aisle requirements will be more in line with the adjacent localities
- The revised Table 7.1 includes parking requirements and loading space requirements into one table
- Assist in promoting economic development



O18-02

PROPOSED

BOARD OF SUPERVISORS  
COUNTY OF STAFFORD  
STAFFORD, VIRGINIA

ORDINANCE

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the    day of    , 2018:

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MEMBERS:

Meg Bohmke, Chairman  
Gary F. Snellings, Vice Chairman  
Jack R. Cavalier  
Thomas C. Coen  
L. Mark Dudenhefer  
Wendy E. Maurer  
Cindy C. Shelton

VOTE:

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On motion of    , seconded by    , which carried by a vote of    , the following was adopted:

AN ORDINANCE TO AMEND STAFFORD COUNTY CODE  
CHAPTER 28, TABLE 7.1 "REQUIRED PARKING SPACES",  
REPEAL TABLE 7.3 "REQUIRED LOADING SPACES" AND  
SECTION 28-102, OFF STREET PARKING

WHEREAS, the Process Review Committee (PRC) has worked with staff and community stakeholders to evaluate the effectiveness of the County's Development review processes; and

WHEREAS, the PRC has recommended that the amendments be prepared to the standards for residential and commercial parking, drive aisles and private street; and

WHEREAS, the Board desired the Planning Commission to develop such amendments to promote economic development; and

WHEREAS, the Planning Commission reviewed such standards for residential and commercial parking to include loading spaces; and

WHEREAS, the Planning Commission recommends amending Table 7.1, "Required Parking Spaces," and repealing Table 7.3, "Required Loading Spaces"; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the      day of      , 2018, that Stafford County Code Chapter 28, Table 7.1, “Required Parking Spaces,” be and it hereby is amended and reordained as follows, and Table 7.3, “Required Loading Spaces,” be repealed, Section 28-102, “Off street parking”, all other portions remaining unchanged:

***Table 7.1  
Required Parking Spaces***

Use Category	Subcategory or Condition	Spaces Required
Abattoirs	per 750 s.f. gfa	1.0
Adult day care center	per 4 care recipients	1.0
Arcades	per 250 s.f. gfa	2.0
Assisted living facility	per 4 beds	1.0
Atrium house	per unit	2.5
Auditoriums, dramatic or musical theatres and other public assembly uses	per seat	1.0
Automobile service	per service bay	3.0
Car washes	stacking per wash stall	5.0
Commercial retail	per 1,000 s.f. gfa	
Low intensity		3.0
Medium intensity		4.0
High intensity		7.0
Community buildings, lodges, clubs, museums, etc.	per 1,000 s.f. gfa	4.0
Conference facility*	per every 4.5 persons permitted with the maximum capacity of the structure	1.0

Convenience-center	per 1,000 s.f. gfa	6.0
Convention facility*	per every 3 persons permitted with the maximum capacity of the structure	1.0
Data and computer services centers	Per number of employees on maximum shift	1.5 spaces
Drive-through windows	stacking per window	8.0
Dwellings:		
Mobile home parks	per lot	2.0
Multifamily	per unit	2.2
Multifamily for elderly	per unit	1.2
Single family & duplex	per unit	2.0
Townhouse	per unit	2.2
Furniture, large machinery and equipment sales	per 1,000 s.f. gfa	2.5
Golf facilities:		
9 or 18 hole courses		25.0
Plus, per green		3.0
Par 3 and miniature courses		10.0
Plus, per green		3.0
Driving ranges		2.0
Plus, per tee		1.0
Hospitals, nursing homes and similar uses	per 2 beds	1.0

Plus, per employee of the largest shift		1.0
Hotels and motels	per rental unit	1.0
Independent living unit	per unit	0.8
Industrial uses	per 1,000 s.f. gfa	2.5
Kennels, commercial	per 300 s.f. gfa	1.0
Libraries	per 300 s.f. gfa	1.0
Lot line	per unit	2
Lounges, etc.	per 1,000 s.f. gfa	10.0
Manufacturing	per 1,000 s.f. gfa	1.0
Marinas with boat ramp	per wet boat slip	3.0
Marinas without boat ramp	per wet boat slip	1.0
Marinas	per dry storage unit	0.5
Medical and dental clinics	per 1,000 s.f. gfa	4.0
Nonretail, e.g., banks, personal service shops, etc.	per 1,000 s.f. gfa	3.0
Office uses	per 1,000 s.f. gfa	3.0
Outdoor sales	per 1,000 s.f. of land	3.0
Patio house	per unit	2.5
Places of worship	per 5 seats	1.5
Recreational enterprises	per 1,000 s.f. gfa	6.0
Recreational facilities	per 3 stadium seats	1.5

Restaurants (sit-down)	per 1,000 s.f. gfa	11.0
Restaurants (fast food/drive-in)	per 1,000 s.f. gfa	15.0
Restaurants (with delivery)	per 1,000 s.f. gfa	13.0
Retirement housing	per d/u	1.0
RV parks	per pad	1.0
Schools, including public schools:		
Day/nursery schools	per 10 students	2.0
Elementary	per 25 students	1.5
	per 100 students	1 bus
Middle	per 15 students	1.0
	per 100 students	1 bus
High and prep	per 5 students	1.0
Vocational/professional/industrial and	per 100 s.f. gfa classroom space	4.0
College/university	per 100 s.f. gfa classroom space	2.0
	If dormitory residence on campus	2.0
	per 400 s.f. gfa gymnasium space	1.0
	per 300 s.f. gfa office/admin. space	1.0
	per dormitory/residence room	1.0
Shooting ranges	per firing station	1.0

Shopping center	per 1,000 s.f. gfa	5.0
Storage, mini-warehouse	per 1,000 s.f. gfa of office associated with the use	3.0
Storage, indoor	per 5,000 s.f. gfa	1.0
Storage, outdoor	per 5,000 s.f. land area	1.0
Swimming pools	per 100 s.f. of water surface	1.0
Veterinary services	per 300 s.f. gfa	1.0
Village house	per unit	2
Weak-link townhouse	per unit	2.5

**Table 7.1**  
**Required Parking and Loading Spaces**

<u>Use Category</u>	<u># of Parking spaces required</u>	<u>Loading spaces required with a minimum of 12 × 25 Feet</u>
<u>Abattoirs</u>	<u>1.0 per 750 gfa</u>	<u>1</u>
<u>Adult day care center</u>	<u>1.0 per 4 care recipients</u>	<u>1</u>
<u>Arcades</u>	<u>2.0 per 250 gfa</u>	<u>1</u>
<u>Auditoriums, dramatic or musical theatres and other public assembly uses</u>	<u>1.0 per seat</u>	<u>1</u>
<u>Automobile service</u>	<u>3.0 per service bay</u>	<u>1</u>
<u>Auto Sales/rental</u>	<u>3.0 per 1,000 gfa of office</u>	<u>1</u>
<u>Display area</u>	<u>Min of 10 spaces</u>	

<u>Barber/Beauty Shop</u>	<u>2.0 per chair/station</u>	<u>1</u>
<u>Big Box Retail</u>	<u>7.0 per 1,000 gfa</u>	<u>1</u>
<u>Broadcasting station</u>	<u>3.0 per 1,000 gfa</u>	<u>1</u>
<u>*Car washes</u>	<u>Automatic=none</u> <u>Manual= 5.0 per wash stall</u>	<u>1</u>
<u>Child Care Center</u>	<u>2 per classroom</u>	<u>1</u>
<u>Commercial retail</u>	<u>per 1,000 gfa (according to</u> <u>B1 &amp; B2 uses)</u>	<u>1</u>
<u>Community buildings, lodges, clubs,</u> <u>museums, etc.</u>	<u>4.0 per 1,000 gfa</u>	<u>1</u>
<u>Conference facility*</u>	<u>1.0 per every 4.5 persons</u> <u>permitted max occupancy</u>	<u>2</u>
<u>Convenience center</u>	<u>6.0 per 1,000 gfa</u>	<u>1</u>
<u>Convention facility*</u>	<u>1.0 per every 3 persons</u> <u>permitted max occupancy</u>	<u>2</u>
<u>Dance Studio</u>	<u>3.0 per 1,000 gfa</u>	<u>1</u>
<u>Data and computer services centers</u>	<u>1.5 <span style="color: red;">per</span> number of employees</u> <u>on maximum shift</u>	<u>1</u>
<u>Drug Store</u>	<u>4.0 per 1,000 gfa</u>	<u>1</u>
<u>Dry Cleaner/laundry</u>	<u>3.0 per 1,000 gfa</u>	<u>1</u>
<u>Dwelling for watchman or caretaker</u> <u>on premises</u>	<u>2.0 per dwelling</u>	<u>1</u>
<b><u>Dwellings:</u></b>		

<u>Assisted living facility</u>	<u>1.0 per 4 beds</u>	<u>1</u>
<u>Atrium house</u>	<u>2.5 per unit</u>	<u>0</u>
<u>Lot Line</u>	<u>2.0 per unit</u>	<u>0</u>
<u>Mobile home parks</u>	<u>2.0 per lot</u>	<u>0</u>
<u>Multifamily</u>	<u>2.2 per unit</u>	<u>0</u>
<u>Multifamily for elderly</u>	<u>1.2 per unit</u>	<u>0</u>
<u>Patio Home</u>	<u>1.2 per unit</u>	<u>0</u>
<u>Single-family &amp; duplex</u>	<u>2.0 per unit</u>	<u>0</u>
<u>Townhouse</u>	<u>2.5 per unit</u>	<u>0</u>
<u>Village house</u>	<u>2.0 per unit</u>	<u>0</u>
<u>Weak-link townhouse</u>	<u>2.2 per unit</u>	<u>0</u>
<u>Funeral Home</u>	<u>3.0 per 1,000 gfa</u>	<u>1</u>
<u>Furniture, large machinery and equipment sales</u>	<u>2.5 per 1,000 gfa</u>	<u>2</u>
<u>Gift/Antique shop</u>	<u>3.0 per 1,000 gfa</u>	<u>1</u>
<u>Golf facilities:</u>		
<u>9 or 18 hole courses</u>	<u>4.0 per hole</u>	<u>1</u>
<u>Miniature courses</u>	<u>1.0 per hole</u>	<u>1</u>
<u>Driving ranges</u>	<u>2.0 per tee</u>	<u>1</u>
<u>Fleet parking</u>	<u>1.0 per vehicle</u>	<u>1</u>
<u>Grocery store</u>	<u>7.0 per 1,000 gfa</u>	<u>2</u>



<u>Home Improvement retail</u>	<u>4.0 per 1,000 gfa</u>	<u>2</u>
<u>Hospitals, nursing homes and similar uses</u>	<u>2.0 per bed plus 1.0 per employee of the largest shift</u>	<u>2</u>
<u>Independent Living Unit</u>	<u>0.8 per unit</u>	<u>1</u>
<u>Hotels and motels</u>	<u>1.0 per 2 beds</u>	<u>1</u>
<u>Industrial uses</u>	<u>2.5 per 1,000 gfa</u>	<u>1</u>
<u>Kennels, commercial</u>	<u>1.0 per 300 gfa</u>	<u>1</u>
<u>Libraries</u>	<u>3.0 per 1,000 gfa</u>	<u>1</u>
<u>* Lounges, etc.</u>	<u>10.0 per 1,000 gfa</u>	<u>1</u>
<u>Manufacturing</u>	<u>1.0 per 1,000 gfa</u>	<u>1</u>
<u>Marinas</u> <u>with or without boat ramps</u> <u>per dry storage unit</u>	<u>1.0 per wet boat slip</u> <u>0.5 per dry storage unit</u>	<u>1</u>
<u>Medical and dental clinics</u>	<u>4.0 per 1,000 gfa</u>	<u>1</u>
<u>Nightclub</u>	<u>4.0 per 1,000 gfa</u>	<u>1</u>
<u>Nonretail, e.g., banks, general office, personal service shops, etc.</u>	<u>3.0 per 1,000 gfa</u>	<u>1</u>
<u>Outdoor sales/outdoor markets</u>	<u>3.0 per 1,000 s.f. land area</u>	<u>1</u>
<u>Pet Store</u>	<u>3.0 per 1,000 gfa</u>	<u>1</u>
<u>Places of worship</u>	<u>3.0 per 10 seats</u>	<u>1</u>
<u>Plant &amp; tree nursery</u>	<u>3.0 per 1,000 s.f. land area</u>	<u>1</u>

<u>Greenhouse</u>	<u>3.0 per 1,000 gfa</u>	<u>1</u>
<u>Printing, publishing, engraving</u>	<u>3.0 per 1,000 gfa</u>	<u>1</u>
<u>Recreational enterprises</u>	<u>6.0 per 1,000 gfa</u>	<u>1</u>
<u>Recreational facilities</u>	<u>1.5 per 3 stadium seats</u>	<u>1</u>
<u>Retail bakery</u>	<u>3.0 per 1,000 gfa</u>	<u>1</u>
<u>Restaurants (sit-down)</u>	<u>11.0 per 1,000 gfa</u>	<u>1</u>
<u>Restaurants (fast-food/drive-in)</u>	<u>11.0 per 1,000 gfa **</u>	<u>1</u>
<u>Restaurants (with delivery)</u>	<u>11.0 per 1,000 gfa **</u>	<u>1</u>
<u>Restaurants (delivery only no seating)</u>	Refer to Sections 28-102(8) and 28-256 (c)(3) for stacking requirements  <u>1.5 per employee on maximum shift</u>	<u>1</u>
<u>Retirement housing</u>	<u>1.0 per dwelling unit</u>	<u>1</u>
<u>RV parks</u>	<u>1.0 per pad</u>	
<u>Schools, including public schools:</u>		
<u>Day/nursery schools</u>	<u>2 per 10 students</u>	<u>1</u>
<u>Elementary</u>	<u>1.5 per 25 students plus 1 bus per 100 students</u>	<u>1</u>
<u>Middle</u>	<u>1.0 per 15 students plus 1 bus per 100 students</u>	<u>1</u>
<u>High and prep</u>	<u>1.0 per 5 students plus 1 bus per 100 students</u>	<u>1</u>
<u>Vocational/professional/industrial</u>	<u>4.0 per 100 s.f. gfa classroom</u>	<u>1</u>

	<u>space</u>	
<u>College/university</u>	<u>2.0 per 100 s.f. gfa classroom space</u>	<u>1</u>
<u>Dormitory residence</u>	<u>1.0 per residence room</u>	<u>1 per building</u>
<u>Gymnasium</u>	<u>1.0 per 400 s.f. gfa gymnasium space</u>	<u>1 per building</u>
<u>Office/administration</u>	<u>1.0 per 300 s.f. gfa office/admin space</u>	<u>1 per building</u>
<u>Shooting ranges</u>	<u>1.0 per firing station</u>	<u>1</u>
<u>*Shopping center</u>	<u>5.0 per 1,000 gfa</u>	<u>1 per 5 tenant spaces</u>
<u>Storage, mini warehouse</u>	<u>3.0 per 300 gfa office space with use</u>	<u>1</u>
<u>Storage, indoor</u>	<u>1.0 per 5,000 gfa</u>	<u>1</u>
<u>Storage, outdoor</u>	<u>1.0 per 5,000 land area</u>	<u>1</u>
<u>Swimming pools</u>	<u>1.0 per 100 sq. ft. of water surface</u>	<u>1</u>
<u>Tailor shop</u>	<u>3.0 per 1,000 gfa</u>	<u>1</u>
<u>Theater</u>	<u>1.0 per 3 seats</u>	<u>1</u>
<u>Vehicle fuel sales</u>	<u>1.0 per pump</u>	<u>1</u>
<u>Veterinary services</u>	<u>1.0 per 300 gfa</u>	<u>1</u>
<u>Wholesale business</u>	<u>3.0 per 1,000 gfa</u>	<u>1</u>

\* May be reduced by the board of supervisors if owner/occupants building design restricts capacity of the building to a number less than the approved occupancy load designated by the fire marshal.

\*\* Parking for delivery vehicles and spaces for carry out shall be in addition to the minimum required parking spaces

**Table 7.3**

Required Loading Spaces			
Use	Gross Floor Area	Loading Spaces	
		12 × 25 Feet	12 × 50 Feet
Office	0—99,000	1	0
	100,000—150,000	2	0
	Greater than 150,000	2	1
Commercial	0—7,500	1	0
	7,501—15,000	1	1
	15,001—22,500	0	3
	22,501—30,000	0	4
	30,001—37,500	0	5
	Greater than 37,500	0	5
Industrial	0—10,000	1	0
	10,001—20,000	0	2

**Sec. 28-102. - Off-street parking.**

(3) *Location of required parking*

a. Required parking spaces for single-family detached residential uses shall be located on the same lot that they are intended to serve. Required parking spaces for single-family attached and multifamily residential uses shall be located on the premises they are intended to serve or located on common areas that serve the property and within one hundred fifty (150) feet of the dwelling which they are intended to serve. Other required parking spaces shall be located on the same lot as the use which they are intended to serve, or upon a lot within three hundred (300) feet of the lot they are intended to serve, on the same side of the street and property zoned for the use requesting the parking. In no case shall off-site parking be located more than five hundred (500) feet from the entrance of the building that it is intended to serve, across a street and on property not zoned for the use requesting the parking.

TCF:JAH:akh

R17-106

BOARD OF SUPERVISORS  
COUNTY OF STAFFORD  
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 4<sup>th</sup> day of April, 2017:

<u>MEMBERS:</u>	<u>VOTE:</u>
Paul V. Milde, III, Chairman	Yes
Meg Bohmke, Vice Chairman	Yes
Jack R. Cavalier	Yes
Wendy E. Maurer	Yes
Laura A. Sellers	Yes
Gary F. Snellings	Yes
Robert "Bob" Thomas, Jr.	Yes

On motion of Ms. Sellers, seconded by Ms. Bohmke, which carried by a vote of 7 to 0, the following was adopted:

A RESOLUTION REQUESTING THAT THE PLANNING COMMISSION INITIATE AMENDMENTS TO THE ZONING ORDINANCE AND THE DESIGN AND CONSTRUCTION STANDARDS FOR LANDSCAPING, SCREENING, AND BUFFERING (DCSL) MANUAL

WHEREAS, the Process Review Committee (PRC) has worked with staff and community stakeholders to evaluate the effectiveness of the County's development review processes; and

WHEREAS, the PRC has recommended that amendments be prepared to the standards for residential and commercial parking, drive aisles and private streets within commercial developments, and standards for landscaping, screening and buffering; and

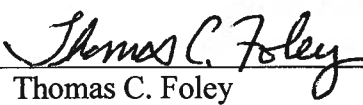
WHEREAS, the Board desires the Planning Commission to develop such amendments to promote economic development and further the goals of the Comprehensive Plan;

R17-106  
Page 2

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 4<sup>th</sup> day of April, 2017, that it be and hereby requests the Planning Commission to develop amendments to the Zoning Ordinance regarding residential and commercial parking, and drive aisles and private streets within commercial developments; and to develop amendments to the Design and Construction Standards for Landscaping, Screening and Buffering (DCSL) manual; and

BE IT FURTHER RESOLVED that the Planning Commission is requested to forward its proposed amendments to the Board for the Board's review.

A Copy, teste:

  
\_\_\_\_\_  
Thomas C. Foley  
County Administrator

TCF:JAH:me



RECEIVED

APR 12 2018

# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF ENVIRONMENTAL QUALITY

Street address: 1111 East Main Street, Suite 1400, Richmond, VA 23219

Mailing address: P.O. Box 1105, Richmond, Virginia 23218

[www.deq.virginia.gov](http://www.deq.virginia.gov)

Matthew J. Strickler  
Secretary of Natural Resources

David K. Paylor  
Director

(804) 698-4000  
1-800-592-5482

April 9, 2018

Mr. Thomas C. Foley  
County Administrator  
Stafford County  
1300 Courthouse Road, 3<sup>rd</sup> Floor  
Stafford, VA 22554

RE: Stafford County Chesapeake Bay Preservation Act Program – Compliance Review with Recommended Conditions

Dear Mr. Foley:

Pursuant to §§ 62.1-44.15:69 and 62.1-44.15:71 of the Chesapeake Bay Preservation Act and 9 VAC25-830-260 of the Chesapeake Bay Preservation Area Designation and Management Regulations, the Department of Environmental Quality (DEQ) on behalf of the State Water Control Board (Board) has conducted a compliance review of Stafford County's Chesapeake Bay Preservation Act program. The compliance review was conducted from July 2017 through March 2018 and was conducted in accordance with DEQ's Chesapeake Bay Preservation Act Compliance Evaluation Procedures.

Based on a review of all available documentation, approved plans, annual reports and field visits, DEQ has developed the attached staff report and Draft Corrective Action Plan (Plan). Please note that the staff report and Plan identify eight conditions for compliance and a timeframe for addressing the conditions. This letter is not intended as a case decision under the Virginia Administrative Process Act, Va. Code 2.2-4000 et seq. DEQ will re-evaluate Stafford County's Chesapeake Bay Preservation Act program at the end of the timeframe indicated in the staff report. We appreciate the County's cooperation in undergoing a compliance review of the local Bay Act program and look forward to continuing to work with the County to ensure that its Bay Act program is compliant with the Act and its Regulations.

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APR 13 2018

STAFFORD COUNTY  
PLANNING AND ZONING



**Requested Deadline for completion of the recommended conditions:**  
(August 31, 2018 for Recommended Condition #5)

October 31, 2018

Regulatory Reference	Recommended Conditions
9VAC25-830-130 1 and 9VAC25-830-190 A 2	DEQ staff recommends that the County update its ordinances to include specific standards to minimize land disturbance and to implements those standards. DEQ staff also recommends that the County ensure that land disturbance is minimized for the proposed use or development by implementing Section 27B-8 (a) (1) of the County's CBPA Ordinance.
9VAC25-830-130 2 and 9VAC25-830-190 A 2	DEQ staff recommends that the County ensure that indigenous vegetation is preserved to the maximum extent practicable, consistent with the use or development proposed by implementing Section 27B-8 (a) (2) of the County's CBPA Ordinance.
9VAC25-830-130 4 and 9VAC25-830-190 A 2	DEQ staff recommends that the County ensure that impervious cover is minimized for the proposed use or development by implementing Section 27B-8 (a) (3) of the County's CBPA Ordinance.
9VAC25-830-60 6	DEQ staff recommends that the County consistently apply the plan of development review process steps outlined in Section 27B-9 of the County's CBPA Ordinance in order to ensure that the use and development of land in Chesapeake Bay Preservation Areas is accomplished in a manner that protects the quality of state waters within the County.
9VAC25-830-130 7	DEQ staff recommends that the County fully implement the <i>Stafford County Chesapeake Bay Act Proposed Agricultural Implementation Plan</i> in order to ensure compliance with the agricultural requirements of the Regulations. As referenced under the Summary of Staff Recommendations, staff recommends that the County address this condition no later than August 31, 2018.
9VAC25-830-140	DEQ staff recommends that the County ensure that the development criteria for RPAs referenced in the Regulations and in Section 27B-7 (Development Conditions) of the County's CBPA Ordinance are consistently met.
9VAC25-830-150 C	DEQ staff recommends that the County ensure that the five findings referenced in 9VAC25-830-150 C of the Regulations and Section 27B-14 (d) of the County's CBPA Ordinance are consistently met.
9VAC25-830-170 (1) (f) and (2)(b)(2)	DEQ staff recommends that the County ensure that language referencing how the County addresses streambank erosion problems be included in the <i>Stafford County Comprehensive Plan 2016-2036</i> .

**DEPARTMENT OF ENVIRONMENTAL QUALITY  
CHESAPEAKE BAY PRESEVATION ACT PROGRAM  
COMPLIANCE REVIEW REPORT**

**STAFFORD COUNTY**

**Local Coordinator:** Joseph Fiorello, Environmental Planner

**DEQ Liaison:** Daniel Moore, Principal Environmental Planner

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**I. Summary of Staff Recommendations**

Pursuant to §62.1-44.15:69 and §62.1-44.15:71 of the Chesapeake Bay Preservation Act (Act) and 9VAC25-830-260 of the Chesapeake Bay Preservation Area Designation and Management Regulations (Regulations), staff has conducted a compliance review of Stafford County's Chesapeake Bay Preservation Act program and has identified recommended conditions regarding certain aspects of the County's implementation of its program. Staff recommends that Stafford County address seven (7) of the eight (8) conditions contained in this report no later than October 31, 2018. The County must address Recommended Condition #5 (Agricultural Requirements) by August 31, 2018.

**II. Local Program Description**

The County's Chesapeake Bay Preservation Area Ordinance (Bay Ordinance) was approved by the Chesapeake Bay Local Assistance Board (Board) on March 22, 2004. The County's Resource Protection Areas (RPA) include all required RPA components. The Chesapeake Bay Preservation Area (CBPA) map is used as general reference only, with onsite RPA delineation required. The County's Resource Management Area (RMA) designation is jurisdiction-wide and includes the features required in 9VAC25-830-90 of the Regulations. The County's comprehensive plan was found consistent with the Act and Regulations by the Board on March 18, 2002. Two elements required for inclusion in the County's current comprehensive plan were not found during this review; reestablishment of these elements is necessary for the County's CBPA program to be found compliant. Stafford County refers to all designated CBPA lands as either Critical Resource Protection Areas (CRPAs) or Land/Resource Management Areas (LRMAs.)

**III. Background**

Department of Environmental Quality (DEQ) staff initiated the compliance review for Stafford County by sending a notification letter to the County Administrator on July 7, 2017. DEQ staff met with County staff on July 17, 2017 to discuss the compliance review process and the local program and review additional information needed. Additional meetings to review plan files and to carry out field investigations took place on September 21, 2017 and February 22, 2018, respectively. A fact-finding meeting was held March 7, 2018 in Stafford County with DEQ staff and staff of the Departments of Planning and Zoning and Public Works. Copies of field notes, photographs, materials provided by Stafford County and copies of the completed *Consolidated*

development by implementing Section 27B-8 (a) (1) of the County's Chesapeake Bay Preservation Ordinance.

### **Preserving Indigenous Vegetation**

Eleven provisions that address the preservation of indigenous vegetation were identified within Stafford County's ordinances at the time of the 2010 Advisory Review. However, since the 2010 Advisory Review, it appears that a number of ordinance provisions regarding the preservation of indigenous vegetation may have been rescinded. In light of this there are no longer adequate specific standards to preserve indigenous vegetation. DEQ staff noted one ordinance provision that addresses the preservation of indigenous vegetation. As noted below, this provision is not being consistently implemented. Chapter 24 (Vegetation) – Article III (Tree Preservation) notes that trees shall not be "...removed, relocated, or altered nor shall development of land disturbing activities occur within the canopy coverage of [such] trees unless the County Administrator is notified in writing by the property owner as least 14 days in advance." Sec. 28-65 (Historic Gateway Corridor OD) (f) (2) of the Zoning Ordinance notes that "The preservation of trees on site shall be practiced except to accommodate ingress/egress, parking, building development and other necessary infrastructure." Sec. 27B of the County's CBPA Ordinance requires an environmental site assessment to ensure that natural features are preserved, requires a setback from RPA and non-RPA features, requires signs delineating the RPA in residential areas, and provides credits towards landscaping requirements for development that retains and preserves existing vegetation. Based on site plan review and field inspection of the Patriot's Crossing and the Garrison at Stafford development projects, DEQ staff observed that the County does not consistently review plans to ensure that development projects preserve indigenous vegetation. Approval of the Patriot's Crossing project will result in the elimination of 84% of all trees (20.1 acres) on a 24 acre site. The WQLA submitted for the Patriots Crossing project proposed 152,333 square feet of RPA encroachment. The replanting plan approved by the County's Chesapeake Bay Board for Patriot's Crossing calls for the installation of 924 overstory trees, 1,848 understory trees and 2,772 shrubs for the 8.76 acres of disturbed RPA. The need for (and costs associated with) extensive new plantings could be minimized by retaining more of the existing on-site vegetation. A September 22, 2017 RPA Planting Plan proposed for the Garrison at Stafford project showed a 15.13 acre tree preservation area on the east side of the parcel that will apparently not be implemented due to the applicant's desire to develop the entire project area and the County's lack of action to approve the RPA Planting Plan. It is not clear to DEQ why the proposed tree preservation area was never considered for approval by the County.

### **Recommended Condition**

2. As required by 9VAC25-830-130 2 and 9VAC25-830-190 A 2 of the Regulations and as part of its plan of development review process, DEQ staff recommends that the County ensure that indigenous vegetation for a proposed use or development is preserved to the maximum extent practicable by the consistent implementation of Section 27B-8 (a) (2) of the County's Chesapeake Bay Preservation Ordinance.

### **Minimizing Impervious Cover**

Twelve measures that address the minimization of impervious cover were identified within the County's ordinances at the time of the 2010 Advisory Review. As is the case with the requirements regarding the minimization of land disturbance and the preservation of indigenous

- (c) a Stormwater Management Plan and Erosion and Sediment Control Plan;
- (d) CRPA individual site location plans as required for all land-disturbing activities and encroachments in the CRPA,
- (e) Final plans of development, and;
- (f) any additional information deemed necessary by the County.

The County's Technical Review Committee is made up of staff representatives from the Departments of Planning and Zoning, Public Works, Utilities, Fire, Rescue and Emergency Management, the County's Transportation Division and representatives from the US Army Corps of Engineers and the Virginia Department of Transportation. The Committee meets twice a month to review and discuss subdivision plans, plats and site plans subject to the County's plan of development process and to ensure compliance with all pertinent County ordinance requirements.

The compliance review process revealed several cases where inconsistent application of the plan of development review process lead to the approval of plan components that are inconsistent with the County's CBPA Ordinance. The County's designated Bay Act Coordinator is assigned to the Department of Planning and Zoning but is apparently not responsible for review of all Bay Act related components. It is not clear that communication between County departments is sufficient to ensure that the existing plan of development review process functions as intended and that the administration and implementation of the County's Bay Act program is able to consistently minimize threats to water quality in all development scenarios.

#### **Recommended Condition**

4. As required by 9VAC25-830-60 6 of the Regulations, DEQ staff recommends that the County consistently apply the steps outlined in its plan of development review process, Section 27B-9 of the County's CBPA Ordinance, in order to ensure that the use and development of land in Chesapeake Bay Preservation Areas is accomplished in a manner that protects the quality of state waters within the County.

#### **Erosion and Sediment Control**

The County administers its Erosion and Sediment Control (ESC) program, based on ordinance provisions defined in Chapter 11 of the County Code and applies erosion & sediment control requirements at a threshold of 2,500 square feet. Once DEQ re-establishes the ESC compliance review process, local ESC programs across the Commonwealth, including that of Stafford County, will be subject to review and if areas of concern are detected DEQ will work with the locality to address them. The County's program was found consistent in May 2006. At this time, there are no compliance issues related to this requirement.

#### **On-Site Septic Requirements**

Construction of private on-site septic systems requires a valid construction permit from the Virginia Department of Health and a certificate from the County's Department of Utilities stating that public sewer is not available for the parcel in question and that no public sewer is proposed for construction in the immediate future. The County requires effluent filters for all new, expended or repaired on-site septic systems unless a reduced-maintenance septic tank is in use.

### **Silviculture Requirements**

Sec. 27B-12 (c) of the County's Bay Act Ordinance references exemptions for silvicultural activities provided that silvicultural operations adhere to the water quality protection procedures prescribed by the Virginia Department of Forestry (VDOF) for forestry best management practices, particularly those associated with Streamside Management Zones (SMZs). A March 6, 2018 conference call involving staff of DEQ, VDOF and Stafford County Department of Planning and Zoning focused on strategies to ensure prompt and consistent notification to the County by VDOF when non-adherence to SMZ criteria in RPAs leads to potential water quality threats. Both VDOF and County DPZ staff confirmed that while non-adherence to SMZ criteria is rare (with only one instance of non-adherence in the last three years), notification to County staff by VDOF will continue owing to the important role that SMZs play in the County's CBPA program. At this time, there are no compliance issues related to this requirement.

### **Wetlands Permits**

The development of tidal wetlands or beaches in Stafford County requires application for a permit from the County's Wetlands Board. Activities and projects requiring a permit include the repair or installation of bulkheads, riprap revetments, and community or commercial piers. Applicants for wetlands permits are required to schedule a pre-application meeting with the Environmental Planning staff prior to formally submitting the completed permit application at a second scheduled meeting. Non-commercial piers and boathouses may require a permit from the Virginia Marine Resources Commission (VMRC). A building permit for bulkheads, piers and boathouses is required from the County's Department of Public Works.

The Department of Planning and Zoning has developed the *Chesapeake Bay Board Special Exception Application Packet* to facilitate the review of special exceptions requests to the County's CBPA Ordinance by the County's Chesapeake Bay Board (CBB). The six members of the Wetlands Board also serve on the CBB and on the County's Coastal Primary Sand Dunes Board as well. The County's Tidal Wetlands Fund allows for the collection of civil penalties for wetland violations (as defined in Sec. 27-34 of the County Wetlands Ordinance), or civil charges ordered by the CBB. In-lieu fees collected by the CBB for the mitigation of unavoidable impacts to wetlands as part of a wetlands permit application can be used for tidal wetlands creation or recreation projects or for the purchase of credits in a wetlands mitigation bank. Based on the site plan and plat review and field inspection processes, the County has adequately addressed the wetland permits requirements of its CBPA program.

### **RPA Development Criteria**

The County's Bay Act ordinance appropriately limits development in RPAs to that which is allowed under the Regulations. However, implementation of the ordinance through the plan of development review process, as evidenced by the site plan and field inspection reviews, shows that the ordinance requirements are not consistently met. Again citing the site plan review and field inspection elements of this compliance review, the extensive RPA encroachments allowed to facilitate the Garrison at Stafford development project, and the elimination of perennial streams on that site, are not consistent with the County's CBPA Ordinance, the Chesapeake Bay Preservation Act or the Regulations.

ordinance requirements for land-disturbing and development activities in RPAs, DEQ staff recommends that the County ensure that the five findings referenced in 9VAC25-830-150 C of the Regulations and Section 27B-14 (d) of the Stafford County Chesapeake Bay Preservation Area Ordinance are consistently met.

### **Comprehensive Plan**

The *Stafford County Comprehensive Plan 2016-2036* was adopted by the Board of Supervisors on August 16, 2016, and contains most required elements for compliance with the Chesapeake Bay Preservation Act regulations. The County addresses the required policy areas in Chapter 6.9 (Natural Resources). The 2016 Comprehensive Plan includes an Implementation Plan (Chapter 7) that establishes twenty-two goals for environmental plan elements. Action tasks have been identified for the environmental plan elements and the Action List Timeline in the Implementation Plan identifies responsible parties for each action task and short-term, mid-term and long-term established timeframes for implementation. The County has provided the required written report describing how data and policies adopted pursuant to Phase II requirements are reviewed and updated as needed to ensure that they remain current.

DEQ staff were not able to find one of the eight elements required for inclusion in the County's Comprehensive Plan. While the County's Shoreline Management Plan addresses shoreline erosion issues, there does not appear to be a discussion of streambank erosion in that document or in any other element of the comprehensive plan.

### **Recommended Condition**

8. As required by 9VAC25-830-170 (1)(f) and (2)(b)(2) of the Regulations, DEQ staff recommends that the County ensure that language referencing how the County addresses streambank erosion problems be included in the *Stafford County Comprehensive Plan 2016-2036*.

### **V. Field Investigations**

Stafford County has experienced a considerable amount of development activity during the last several years, and the five (5) projects selected for the field inspections portion of the County's compliance review reflect the range of development challenges in the County. All project photos were taken during field inspections on February 22, 2018.

buffers were designated by the County at that time. At the time of the field inspection, land clearing and grading had been carried out for the northern half of the property (including demolition of the residential structure and outbuildings), but the southern wooded area was still undisturbed. Grading plans approved by the County on October 27, 2015, and September 28, 2017, allowed site clearing and preliminary grading for the entire project area despite the absence of final site plan approval.

In Stafford County, an application to rezone a property to P-TND zoning requires the planned development to include one or more of six transect zones. A T-1 Transect Zone, like the one proposed by the applicant (and covering 8.2 acres of the site) must consist "...of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology, or vegetation...[and] includes lands designated as CRPA." The T-1 zone proposed would offer protection for the perennial RPA stream on the east side of the property, but not for the RPA stream to the west.

A November 16, 2015 memorandum from the County's Department of Planning and Zoning to the Stafford County Chesapeake Bay Board included a May 19, 2015 memorandum from DEQ to the County that states the following:

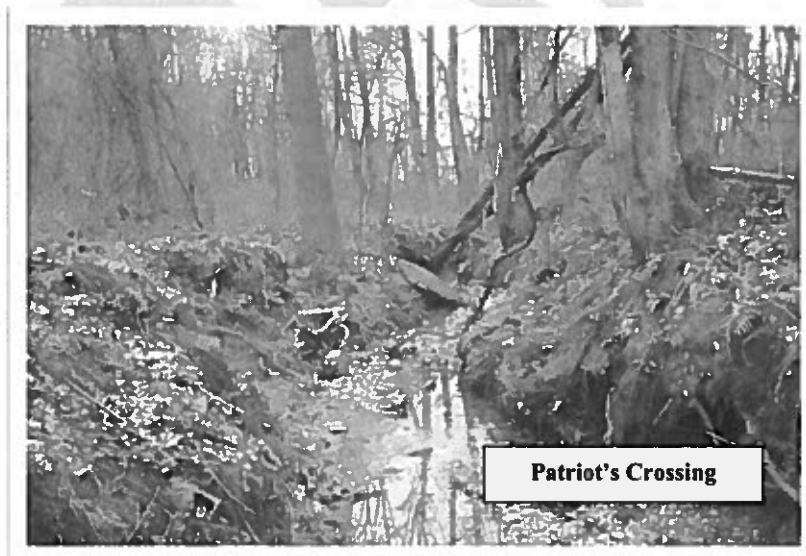
*"...the proposed development project (pending a rezoning of Tax Parcel 20-130 from R-1 Residential to P-TND for mixed-use projects) would have significant and irreversible impacts to County designated GRPAs associated with unnamed tributaries of Whitsons Run. The Generalized Development Plan...shows extensive encroachments into all on-site CRPA buffers. Stafford County staff indicates that the applicant's proposal calls for the filling in of the water bodies on site and the elimination altogether of the CRPA buffers. The proposed development activities associated with the 425 Garrison Road project – in particular the filling in of the on-site water bodies and elimination of the CRPA buffers – would not be consistent with the Chesapeake Bay Preservation Act and the Regulations." The above statement was prompted by a formal request from County DPZ staff asking DEQ to assess the potential impact the proposed development would have on water quality and the on-site RPA features.*

**Patriot's Crossing - 799 Garrisonville Road**

Rezoned in 2012 from A-1 Agriculture to B-2 Urban Commercial, this 24-acre site is currently wooded and land-disturbing activities have not yet commenced. There are two streams located on the property, one stream in the northern section of the parcel is perennial and one along the southern section is intermittent. The streams and on-site wetlands were field delineated in December 2015 and January 2016.

Under Evaluation Criteria (p. 10/11 of June 8, 2016 DPZ Memo to SCPC), it is noted that "Section 28-206 of the Zoning Ordinance lists 12 criteria to be considered at each public hearing for reclassification. Item #9 lists the preservation of natural resources and the impact of the proposed uses on the natural environment, followed by: "The location of sensitive resources allow for the creation of large development pads with minimal impacts." – P. 10/11 under Evaluation Criteria 6/8/16 DPZ memo to Planning Commission. Also "The site is large enough to adequately accommodate development outside of the sensitive natural resources, including the CRPA stream and intermittent stream and wetlands at the southern end of the site." Based on the approved site plan, there is no evidence that the approved development will happen outside of the CRPA buffers, nor that attempts were made to preserve any of the existing natural conditions on site. The approved site plan noted that development of the project would result in 20.1 acres of tree removal (on a 24-acre site); with a required 25% open space per B-2 zoning requirements.

It should be noted that no open space was reflected on the approved site plan. The approved site plan shows parking spaces in excess the County's parking requirements (145 more than required), with little in the way of planting areas at any of the 10 proposed buildings (Building #4 alone is the site of 69 more parking spaces than required). Files reference "a mix of evergreen and deciduous trees" for screening areas, but these areas are not shown on the site plan. The CRPA map used by the County for staff reports showed no CRPAs on-site.





**Current Situation**

- There are 17 industrial zoned properties located outside of the Urban Services Area as identified on the attached zoning map.
- Several of the properties were zoned for industrial use more than 30 years ago.
- Due to growth and development in the rural areas of the County over the past decades, there are concerns that retaining the industrial zoning of those properties may pose future community conflicts.
- Some of the Properties are currently in use as an industrial facility

**Proposed End State**

- Attached are additional maps and a chart describing the industrial zoned properties located outside of the USA.
- An option could be for the Board to solicit interest from property owners who may be interested in the Board rezoning their property.
- A second option could be for the Board to rezone the properties without concurrence of the property owners. This process could be more involved than the first option since it could be considered reducing the permitted intensity of use of the properties.

**Request for the CEDC Committee/Board of Supervisors**

- The Comprehensive Plan recommends that industrial zoned properties be located within the Urban Services Area.
- Supervisor Coen has asked that the CEDC consider the possibility rezoning those industrial properties to the A-1, Agricultural zoning district.

**Benefits to the County**

- Rezoning properties outside of the USA would be implementing the recommendations of the Comprehensive Plan by potentially preserving non-conforming agricultural uses on those properties.
- Rezoning properties could minimize future community conflicts.

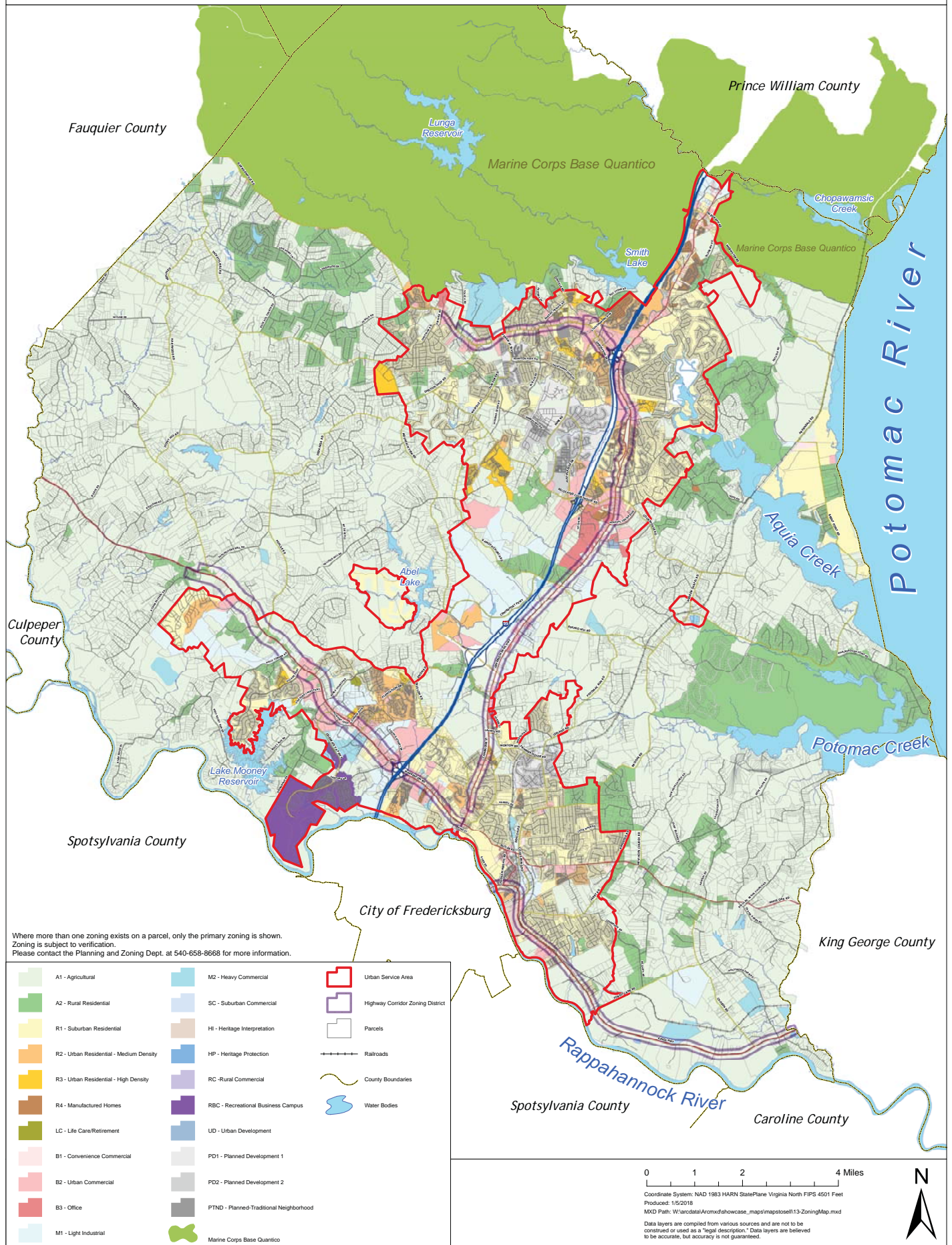
## Industrial Zoned Properties Located Outside of the USA

Tax Map Parcel Number	Zoning	Acreage	Current Use	Property Owner
19-64	M-2	99.7	Vacant land/future rock quarry expansion	Vulcan Lands, Inc.
19-65	M-2	239.3	Asphalt Plant/Rock Quarry	Vulcan Lands, Inc.
19-67T	M-2	16.1	Asphalt Plant/Rock Quarry	Vulcan Lands, Inc.
20-2	M-2	56.6	Berm for a Rock Quarry	Vulcan Lands, Inc.
20-4A	M-2	150.79	Active Stone Quarry	Vulcan Lands, Inc.
22-28B	M-2	5.4	Auto Salvage Yard	DGF Land Company LLC
22-28E	M-2	12.9	Auto Salvage Yard	DGF Land Company LLC
35-95	M-2	33.0	County Communications Tower	Stafford County
39-26A	M-2	29.43	Regional Landfill	Stafford County
39-26D	M-2	32.0	Regional Landfill	Stafford County
42-4A	M-2	125.0	Vacant land/future rock quarry	Vulcan Lands, Inc
56-35	M-2	22.0	Agriculture/former private landfill	White Oak Environmental Incorp
59-67	M-1	289.0	Active Agriculture	Walton Virginia LLC & Walton DC REGI
59-67A	M-1	10.0	Residence	John A. & Gaye M. Copley
59-71A	M-2	162.1	Vacant/former renaissance fair	Best Industries INC
59-71C	M-2	88.2	Vacant	Walton Virginia LLC & ETALS
60-75	M-2	74.0	Active Agriculture	Aria Eroupe LLC
60-76	M-2	65.9	Forest	Carey B. Bowen
60-77	M-2	17.2	Forest	Carey B. Bowen
60-80	M-2	34.1	Active Agriculture	Thomas L. Deshazo



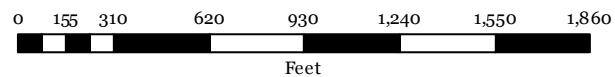
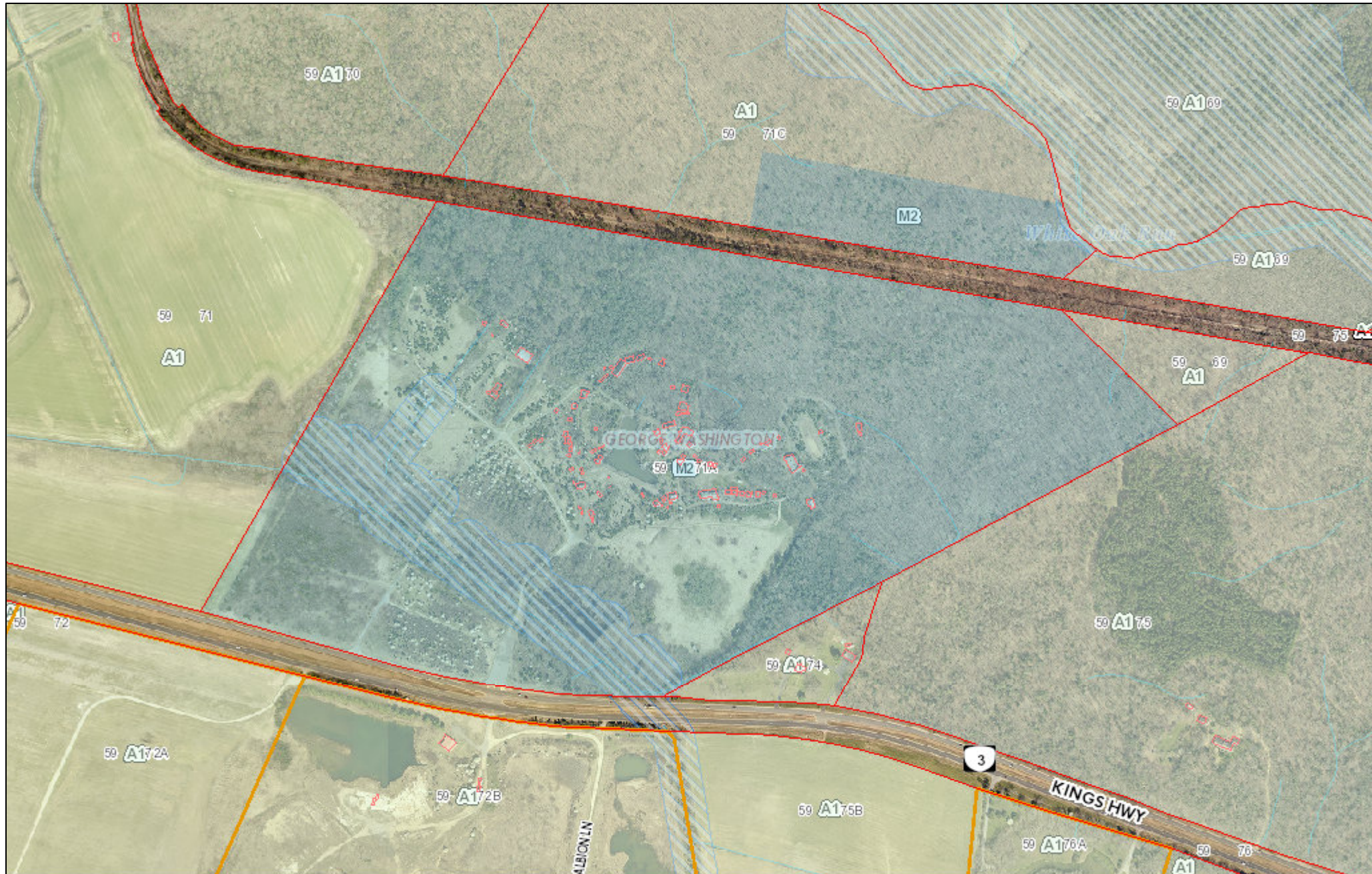
# Stafford County Zoning

Produced by the Stafford County GIS Office  
540-658-4033 | [www.StaffordCountyGIS.org](http://www.StaffordCountyGIS.org)





# Tax Map Parcel 59-71A and 71C

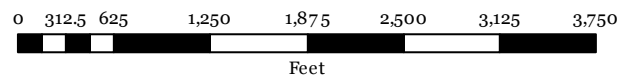
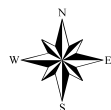


Date: 4/17/2018

Author: Stafford County



# Tax Map Parcels 60-75, 76, 77, and 80

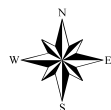
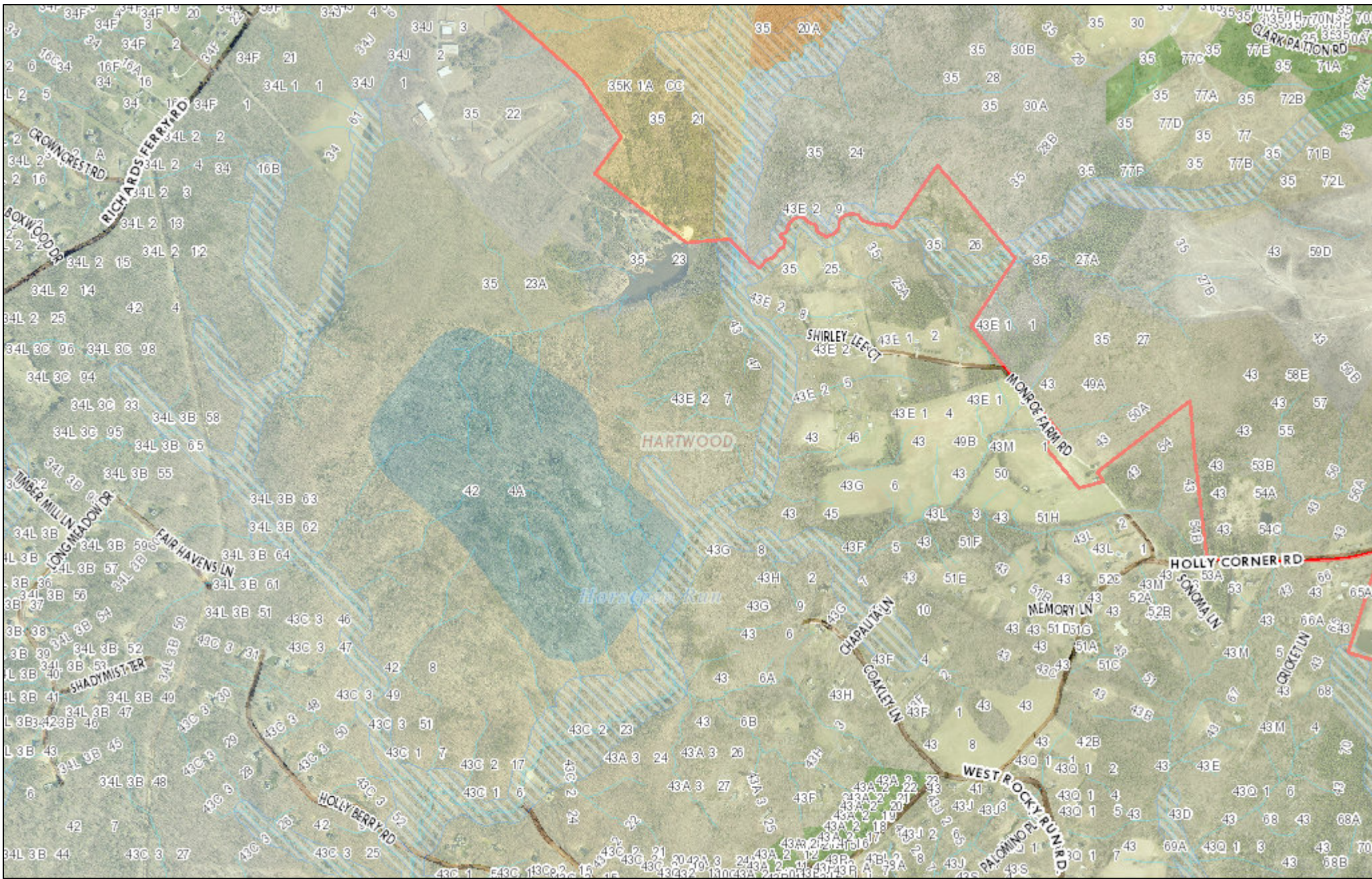


Date: 4/17/2018

Author: Stafford County



# Tax Map Parcel 42-4A



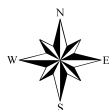
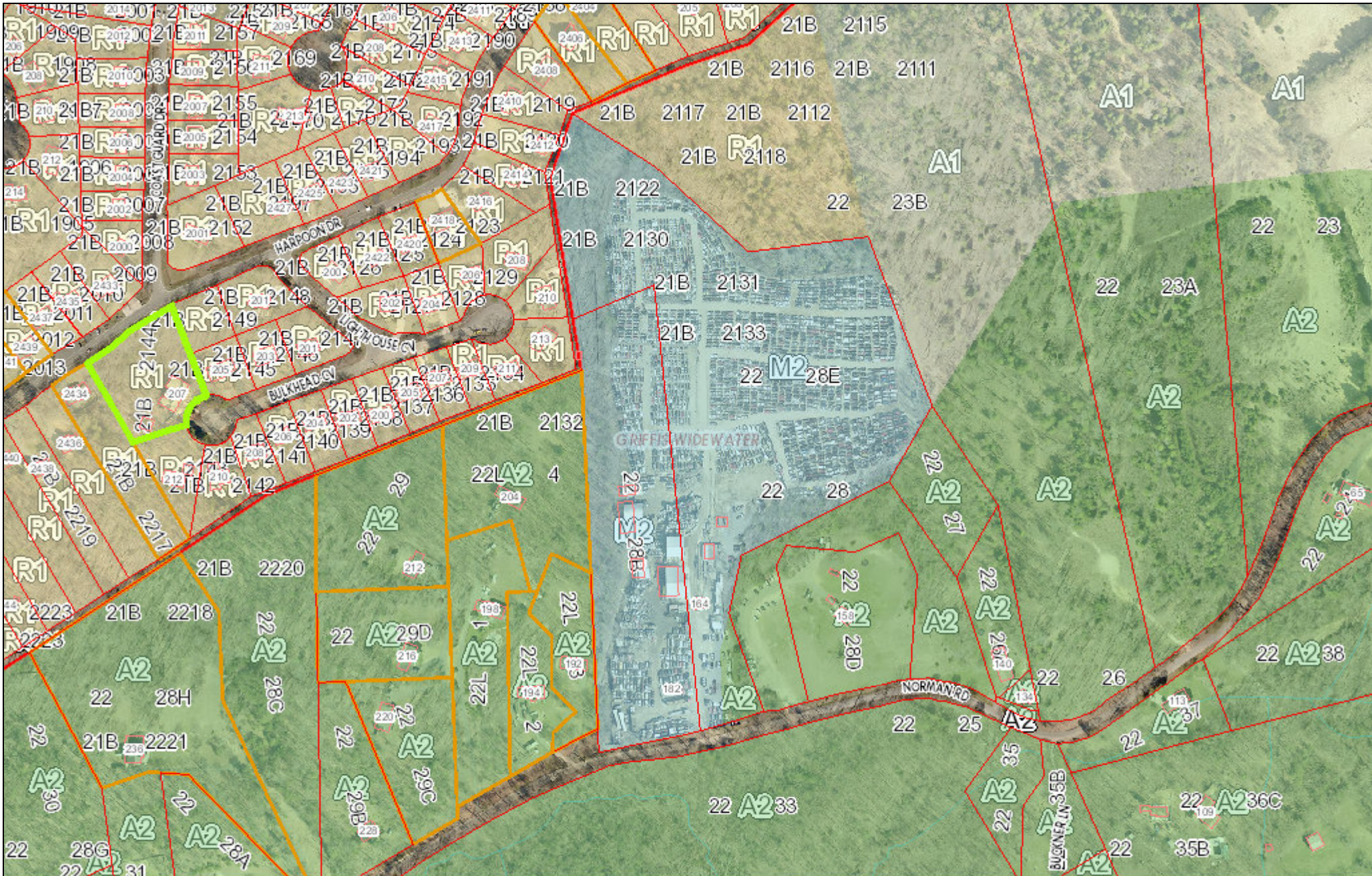
A horizontal number line representing distance in feet. The line starts at 0 and ends at 3,750. The line is divided into segments of alternating black and white colors. The segments are labeled with their lengths: 312.5, 625, 1,250, 1,875, 2,500, 3,125, and 3,750. The word "Feet" is written below the line.

Date: 4/17/2018

Author: Stafford County



# Tax Map Parcel 22-28B and 28E

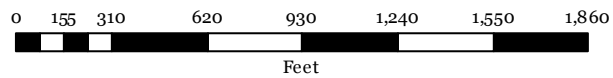
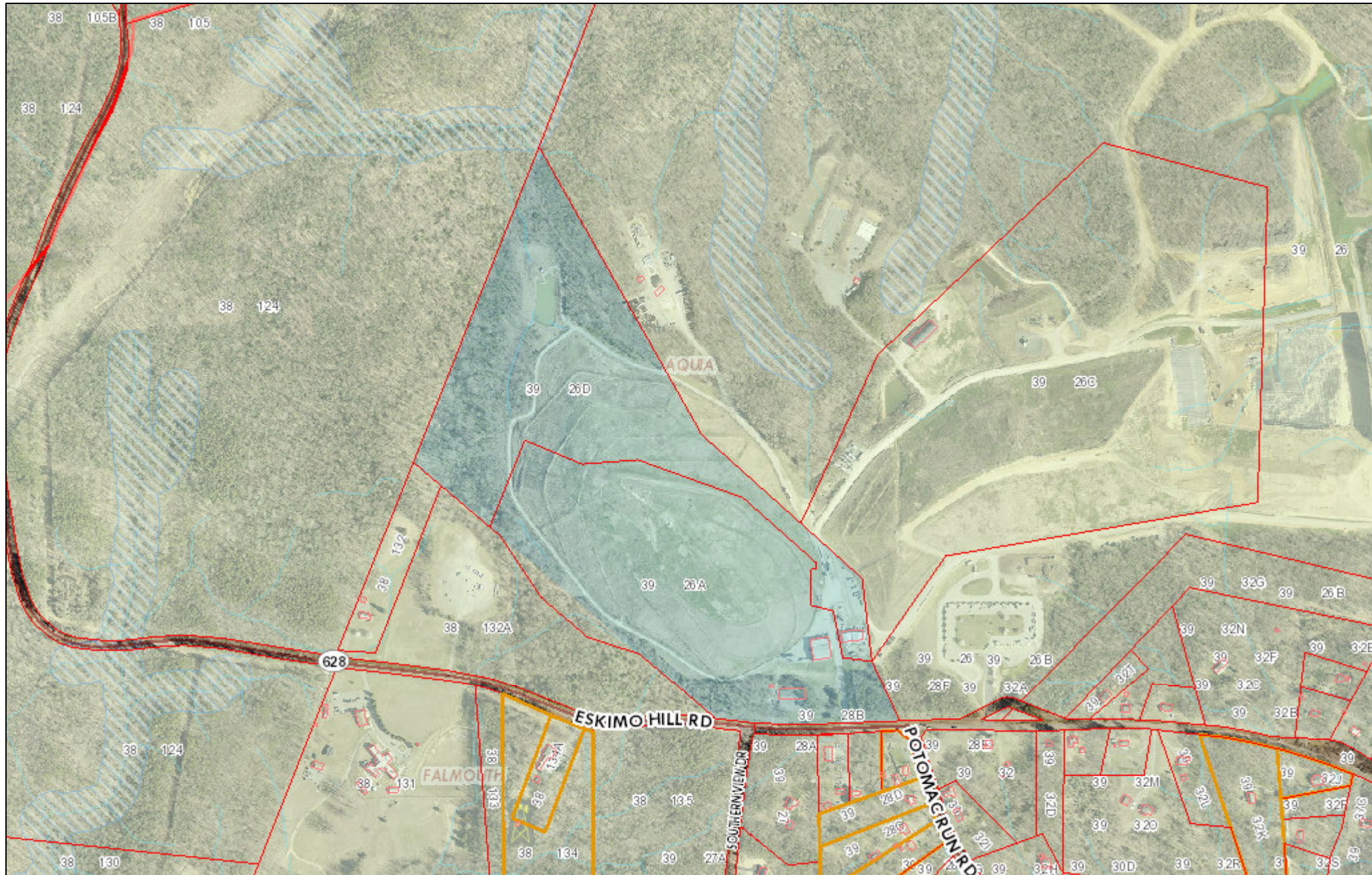


Date: 4/17/2018

Author: Stafford County



# Tax Map Parcel 39-26A and 26D

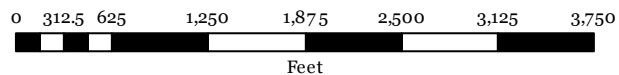
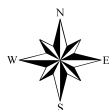
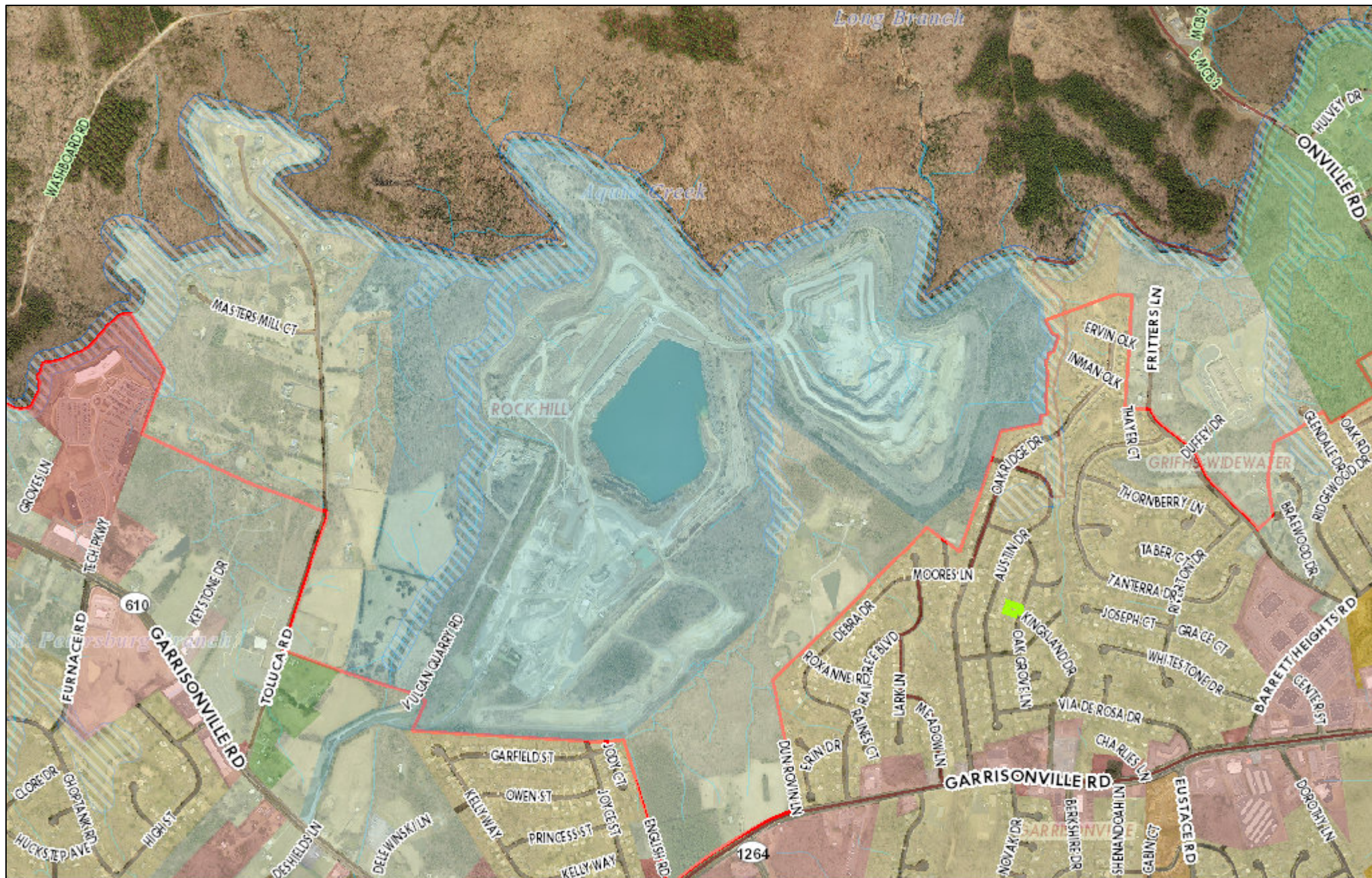


Date: 4/24/2018

Author:



# Tax Map Parcel 19-64, 65, 67T, 20-2, and 20-4A



Date: 4/17/2018

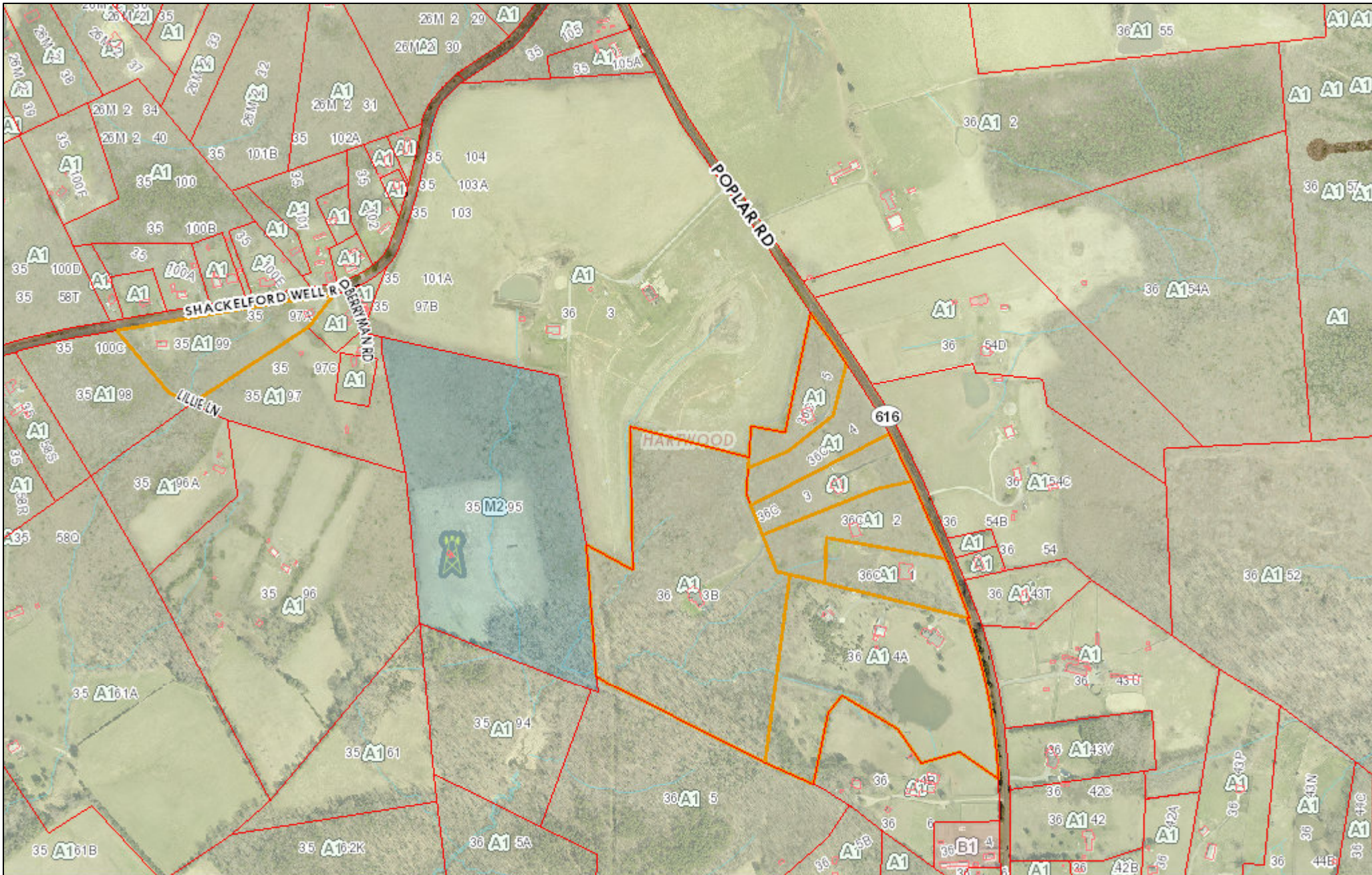
Author: Stafford County







# Tax Map Parcel 35-95



0      155      310      620      930      1,240      1,550      1,860

Feet

Date: 4/17 /2018

Author: Stafford County



### **Current Situation**

- Requests have been made for temporary uses such as sales offices/model homes in new residential developments, cultural activities, residential facilities while building a home.
- The zoning ordinance does provide for uses to be approved as a special exception but not temporary uses
- Special exception" means a special use that is a use not permitted in a particular district except by a special use permit granted under the provisions of this chapter and any zoning ordinances adopted herewith
- The State Code of VA and the zoning ordinance permits the Board of Zoning Appeals to hear and decide such applications and impose conditions to such uses including limiting the duration of the permit

### **Proposed End State**

- Allow temporary uses as special exception
- Amend the Zoning Ordinance to allow for an approval process for temporary uses throughout the county.
- Limit the uses allowed and types and size of structures that are associated with them
- Limit the time allowed to no more 12 consecutive months
- Do not allow for renewal of use unless provided for in the regulations

### **Request for the CEDC Committee/Board of Supervisors**

- Staff requests the CEDC to review new proposal for temporary uses
  - Create a definition for temporary uses
  - Clarify how temporary uses would be permitted
  - Include a maximum time duration of the permit and how often it can be applied/approved
- Staff is preparing a chart comparing our peer locality regulations on temporary uses that will be available before the meeting

### **Benefits to the County**

- Create a definition for temporary use
- Clarify how it can be permitted within the county
- Provide guidance of types of uses and structures and time frame for operations
- Provide more flexibility for businesses and citizens within the county

## **Discussion Regarding Ordinance Amendment for Temporary Uses**

### **To allow for such uses, provisions can be made to**

- specify a time limit for each use or event
  - days, weeks, months, years
- specify the size of event
  - by the number of attendees
  - the amount of acreage,
  - the square footage of structure (tent)
- how the use or event can be approved,
- limit uses to certain districts,

### **Examples of temporary uses:**

- Model homes
- Sales office in model homes
- Portable storage units (PODS)
- Office trailers/construction trailers
- Recreational vehicles/trailers for use while building a dwelling
- Temporary family health care structures

### **Temporary events**

- Circuses, fairs, carnivals
- Outdoor meetings, tent rivals, business events, organization picnics, horse shows, dog shows , field trials
- Temporary retail use – tent sales, craft fairs, food trucks
- Fireworks stand
- Seasonal sales – pumpkins, Christmas trees

### Current Situation

- BoS and Planning Commission meetings are broadcasted live over cable television on Comcast, FiOS, and Cox channels and streamed live through the County's website and available through video-on-demand for archived meetings.
- The County has considered closed captioning in the past, but has not made a decision to move forward
- The County recently rebid the video production services. At the April 17<sup>th</sup> BoS meeting the Board awarded a contract for video services to Advanced Media Solutions (AMS). The RFP included an option for closed captioning, which was not awarded pending today's discussion

### Questions to consider for the CEDC Committee/Board of Supervisors

Should the County provide live closed captioning for the BoS and Planning Commission Meetings?

If the County chooses to move forward with Closed Captioning, which of the following two methods would the Board be willing to fund?

1. Machine generated closed captioning text with 90% accuracy - \$17K/year + \$10K one-time expense for video encoder
2. Human transcribed text with 98% accuracy - \$55K/year + \$10K one-time expense for video encoder

### Proposed End State

- AMS has offered to provide software generated closed captioning of recorded meetings that would be archived in the video-on-demand services through the County's website at no charge
- Staff recommends evaluating the accuracy of the free service for archived meetings for six months and then return to the CEDC again before funding closed captioning for live meetings
- AMS has informed staff the machine generated closed captioning accuracy level is expected to improve over time and by delaying this decision the County can take advantage of this improved technology

### Benefits to the County

- Closed captioning will be available for archived meetings at no cost to the County
- The County will be able to evaluate the effectiveness of closed captioning for archived meetings and receive feedback from those benefitting from it.
- By delaying the decision on closed captioning for live meetings the Board may be more willing to fund the less expensive machine-generated option as the accuracy level of this technology is expected to improve in the not-too distant future and the cost may decrease as well