

COMPREHENSIVE PLAN COMPLIANCE REVIEW

APPLICATION



OCTOBER 2018

Stafford County Department of Planning & Zoning

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

Phone: 540-658-8668
Fax: 540-658-6824

www.staffordcountyva.gov

NOTICE

Stafford County treats all applications and applicants equally. The County does not discriminate against religion, or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the laws of the United States and the Commonwealth of Virginia, no government may discriminate against any religion or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the Religious Land Use and Institutionalized Persons Act ("RLUIPA"), no government may apply its zoning or land use laws, or its policies and procedures in a manner that unjustifiably imposes a substantial burden on the religious exercise of a person, assembly, or institution.

RLUIPA also provides that no government may apply its zoning or land use laws in a manner that treats a religious assembly or institution on unequal terms with a non-religious institution or assembly.

Finally, RLUIPA provides that no government may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

Stafford County does not discriminate in its planning, permitting, utilities, and land use processes, practices, and policies. Stafford County treats all applications and applicants equally.

Application Submittal Checklist

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

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

- ☒ Conceptual sewer and/or water line layout plan

Applications for Telecommunication Facilities shall also include:

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

RECEIVED

DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED

DATE: 3/10 INITIALS VEA

Optional Application Materials:

Although not required, the following additional materials are requested to be included with the initial application submission, if available, to assist in the review process.

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

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>		<u>PROJECT #</u> 22154364
Hampstead		
<u>PROJECT NAME</u>		<u>SECTION</u>
1339 Poplar Road Fredericksburg VA 22406		697 Ac ±
<u>ADDRESS (IF AVAILABLE)</u>		<u>TOTAL SITE ACREAGE</u>
26-45 & 26-46		A1
<u>TAX MAP / PARCEL(S)</u>		<u>ZONING DISTRICT</u>
West Side of Poplar Road		
<u>LOCATION OF PROJECT</u>		

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)		Primary Contact Person <input checked="" type="checkbox"/>	
Lee Garrison		WCGW, LLC	
<u>NAME</u>		<u>COMPANY</u>	
1109 Charles St Fredericksburg VA 22401			
<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
(540) 760-6702		garrisonconsulting@verizon.net	
<u>PHONE NUMBER</u>	<u>FAX NUMBER</u>	<u>EMAIL ADDRESS</u>	

<u>OWNER</u> (Provide attachments if multiple owners)		Primary Contact Person <input type="checkbox"/>	
Clay Crocker		Hampstead Estate, LLC	
<u>NAME</u>		<u>COMPANY</u>	
6266 W Iles Ave New Berlin, IL 62670-6649			
<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
(217) 553-0097		clay.crocker67@gmail.com	
<u>PHONE NUMBER</u>	<u>FAX NUMBER</u>	<u>EMAIL ADDRESS</u>	

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)		Primary Contact Person <input type="checkbox"/>	
Zeke Moore		SDI	
<u>NAME</u>		<u>COMPANY</u>	
PO Box 614 Fredericksburg VA 22404			
<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
(540) 898-5878		zmoore@sd-i-pc.com	
<u>PHONE NUMBER</u>	<u>FAX NUMBER</u>	<u>EMAIL ADDRESS</u>	

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of comprehensive plan compliance for review and approval as provided under the requirements and applicable provisions of Section 15.2-2232 of the Code of Virginia and the Stafford County Comprehensive Plan.


Signature of Owner/Co Owner

Hampstead Esble, LLC
Clay A. Crocker 03-04-2022
Printed Name Date

Signature of Owner/Co Owner

Printed Name Date

Signature of Owner/Co Owner

Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have submitted this application for comprehensive plan compliance for review and approval as provided under the requirements and applicable provisions of Section 15.2-2232 of the Code of Virginia and the Stafford County Comprehensive Plan.


Signature of Applicant/Agent

WCGW, LLC
Melvin 'Lee' Garrison III 3/1/22
Printed Name Date

* Additional sheets may be used, if necessary.

General Information

CLEARLY INDICATE ALL INFORMATION THAT APPLIES TO THIS PROJECT:

NAME OF PROJECT: Hampstead SECTION: _____

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

If YES, application name or number (if available): _____

COMPREHENSIVE PLAN LAND USE DESIGNATION: Agricultural/Rural

FEATURE REQUIRING REVIEW FOR COMPLIANCE WITH THE COMPREHENSIVE PLAN:

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

DETAILED DESCRIPTION AND LOCATION OF PROJECT/FEATURE:

In order to submit a Preliminary Subdivision Plan for TM 25-45 & 46, Section 25-71(c) of the County Code requires connection to the public water system. As the properties are outside of the Urban Service Area, a comprehensive plan compliance review is required.

COMPLETE ADDITIONAL INFORMATION IF APPLICABLE:

WATER
FOR EXTENSION OF ~~SEWER~~ OUTSIDE OF THE URBAN SERVICE AREA:

Number of lots connecting onto ^{water}sewer: 88

Linear feet from existing ^{water}sewer: _____

Connects to existing ^{water}sewer outside of the Urban Service Area? ☒ Yes ☐ No

Will ^{water}sewer extend outside the limits of the site? ☒ Yes ☐ No

If yes, how many existing dwellings would have access to the ^{water}sewer? 2

Pump station required? ☐ Yes ☒ No

Type of proposed ^{water}sewer:

☐ Gravity

N/A

☐ Low Pressure

Type:

☐ Grinder

☐ Ejector

☐ Other: _____

FOR TELECOMMUNICATION FACILITIES:

☐ New telecommunication facility

Height of tower: _____

Type of tower:

☐ Monopole

☐ Self-supporting lattice

☐ Guide wire

☐ Stealth

☐ Other; _____

☐ Collocation on existing structure other than a telecommunication facility

Type of structure: _____

Height of structure (without antennas): _____

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

Number of antennas: _____

Telecommunication ground equipment? ☐ Yes ☐ No

Within existing compound? ☐ Yes ☐ No

Type of ground equipment: ☐ Unmanned shelter

☐ Cabinets

Dimensions of telecommunication ground equipment: _____

Height of the telecommunication ground equipment: _____

Review Fee Calculations

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

MAKE CHECK PAYABLE TO "STAFFORD COUNTY"

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

List of Adjoining Property Owners

Provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property subject to this application. If the application applies to only a portion of a parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

26-44	Leslie Anne Sutler
TAX MAP / PARCEL	NAME
1257 Poplar Road	
MAILING ADDRESS	
Stafford	VA
CITY	STATE
	22556-6307
	ZIP

27F-2-B1	Seven Lakes Estates HOA
TAX MAP / PARCEL	NAME
P O Box 7268	
MAILING ADDRESS	
Fredericksburg	VA
CITY	STATE
	22404-7268
	ZIP

27-6A	Fabricio Acosta Aguayo & Mayra Hernandez Garcia
TAX MAP / PARCEL	NAME
1278 Poplar Rd	
MAILING ADDRESS	
Stafford	VA
CITY	STATE
	22556-6306
	ZIP

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<u>27-6D</u>	<u>Cynthia Arlene Fritter Hawthorne</u>	
TAX MAP / PARCEL	NAME	
<u>39 Agnes Way</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22556-6330</u>
CITY	STATE	ZIP

<u>27-5</u>	<u>John Norwood Fritter Jr</u>	
TAX MAP / PARCEL	NAME	
<u>7020 Oakfield Corner Ct</u>		
MAILING ADDRESS		
<u>Fort Worth</u>	<u>TX</u>	<u>76180-2727</u>
CITY	STATE	ZIP

<u>27-5A</u>	<u>David B Borisuk</u>	
TAX MAP / PARCEL	NAME	
<u>454 New Hope Church Rd</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22405-3498</u>
CITY	STATE	ZIP

<u>27-5B</u>	<u>Paul C Simpson Jr</u>	
TAX MAP / PARCEL	NAME	
<u>10 Keswick Rd</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22556-6667</u>
CITY	STATE	ZIP

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27-5C	Eric Wayne & Cynthia Arlene Hawthorne
TAX MAP / PARCEL	NAME
39 Agnes Way	
MAILING ADDRESS	
Stafford	VA
CITY	STATE
	22556-6330
	ZIP

26-47	Sally L. Fitzhugh Trustee
TAX MAP / PARCEL	NAME
1499 Poplar Rd	
MAILING ADDRESS	
Stafford, VA	
CITY	STATE
	22556-6311
	ZIP

17-18	Gary E & Mary M Baker / Hawkeye Farm
TAX MAP / PARCEL	NAME
48 Cedar Hill Lane	
MAILING ADDRESS	
Stafford	VA
CITY	STATE
	22556-6319
	ZIP

17-19	Sally Lou Fitzhugh
TAX MAP / PARCEL	NAME
1499 Poplar Rd	
MAILING ADDRESS	
Stafford	VA
CITY	STATE
	22556-6311
	ZIP

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26-4	KJ Commercial Co. c/o Ray Humphre	
TAX MAP / PARCEL	NAME	
138 Park Farm Ln		
MAILING ADDRESS		
Fredericksburg	VA	22406-4033
CITY	STATE	ZIP

26-5	KJ Commercial Co. c/o Ray Humphre	
TAX MAP / PARCEL	NAME	
138 Park Farm Ln		
MAILING ADDRESS		
Fredericksburg	VA	22406-4033
CITY	STATE	ZIP

26-5C	Lance S & Judy S Deffenbaugh	
TAX MAP / PARCEL	NAME	
70 Legacy Ln		
MAILING ADDRESS		
Fredericksburg	VA	22406-4147
CITY	STATE	ZIP

26A-1-13A	William F & Nella J Clark	
TAX MAP / PARCEL	NAME	
291 Stony Hill Road		
MAILING ADDRESS		
Fredericksburg	VA	22406-4128
CITY	STATE	ZIP

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26-29D	Angeline Parker-Coe
TAX MAP / PARCEL	NAME
9163	R. Ida Place
MAILING ADDRESS	
Bristow	VA
CITY	STATE
	20136-3126
	ZIP

26-29J	Willie D & Regina A Johnson
TAX MAP / PARCEL	NAME
301	Stony Hill Rd
MAILING ADDRESS	
Fredericksburg	VA
CITY	STATE
	22406-4135
	ZIP

26-29L	Hugh G. Parker II
TAX MAP / PARCEL	NAME
1301	Delaware Ave SW Apt N422
MAILING ADDRESS	
Washington DC	20024-3913
CITY	STATE
	ZIP

26 29M	Kim N Allen Green & Scott Maxwell
TAX MAP / PARCEL	NAME
355	Stony Hill Rd
MAILING ADDRESS	
Fredericksburg	VA
CITY	STATE
	22406-4135
	ZIP

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26-29N	Regina A. Johnson
TAX MAP / PARCEL	NAME
367	Stony Hill Rd
MAILING ADDRESS	
Fredericksburg	VA 22406-4135
CITY	STATE ZIP

26F 8	Shawn M & Debra R Carroll
TAX MAP / PARCEL	NAME
9	Artillery Dr
MAILING ADDRESS	
Fredericksburg	VA 22406-4144
CITY	STATE ZIP

26F 9	Michael R Evangelisto
TAX MAP / PARCEL	NAME
10	Artillery Dr
MAILING ADDRESS	
Fredericksburg	VA 22406-4144
CITY	STATE ZIP

26F 10	Andrew & Donna S Detoll
TAX MAP / PARCEL	NAME
8	Artillery Dr
MAILING ADDRESS	
Fredericksburg	VA 22406-4144
CITY	STATE ZIP

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26F11	Jeremy M & Brandy L Willets
TAX MAP / PARCEL	NAME
6 Artillery Dr	
MAILING ADDRESS	
Fredericksburg	VA
CITY	STATE
	22406-4144
	ZIP

26F12	James A & Paula M Love
TAX MAP / PARCEL	NAME
4 Artillery Dr	
MAILING ADDRESS	
Fredericksburg	VA
CITY	STATE
	22406-4144
	ZIP

26F14	Kevin P & Sandra M Lytle
TAX MAP / PARCEL	NAME
13 Cannon Knolls Dr	
MAILING ADDRESS	
Fredericksburg	VA
CITY	STATE
	22406-4143
	ZIP

26F15	Ellyn M Wynne & Sabre A Schutzner
TAX MAP / PARCEL	NAME
12845 Dusty Willow Rd	
MAILING ADDRESS	
Manassas	VA
CITY	STATE
	20112-5549
	ZIP

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26F 16	Russell J & Lynette M Duboski
TAX MAP / PARCEL	NAME
17 Cannon Knolls Dr	
MAILING ADDRESS	
Fredericksburg VA	22406-4143
CITY	STATE ZIP

26F 17	Joseph A & Shelly M Halstead
TAX MAP / PARCEL	NAME
19 Cannon Knolls Dr	
MAILING ADDRESS	
Fredericksburg VA	22406-4143
CITY	STATE ZIP

26F 18	Amanda D Souders & Ronald L Jackson
TAX MAP / PARCEL	NAME
21 Cannon Knolls Dr	
MAILING ADDRESS	
Fredericksburg VA	22406-4143
CITY	STATE ZIP

26F 19	Lawrence E & Monique L Jenkins
TAX MAP / PARCEL	NAME
23 Cannon Knolls Dr	
MAILING ADDRESS	
Fredericksburg VA	22406-4143
CITY	STATE ZIP

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26 F 22	Mark J Newton
TAX MAP / PARCEL	NAME
23	Countryside Dr
MAILING ADDRESS	
Fredericksburg	VA
CITY	STATE
	22406-4142
	ZIP

26 F 23	Daniel M & Anna Munley
TAX MAP / PARCEL	NAME
25	Countryside Dr
MAILING ADDRESS	
Fredericksburg	VA
CITY	STATE
	22406-4142
	ZIP

26 F 24	Carol Remmers & Paul R Des Rivieres
TAX MAP / PARCEL	NAME
26	Countryside Dr
MAILING ADDRESS	
Fredericksburg	VA
CITY	STATE
	22406-4142
	ZIP

26 P 3	Poplar Manor HOA
TAX MAP / PARCEL	NAME
150	Riverside Pkwy Suite 101
MAILING ADDRESS	
Fredericksburg	VA
CITY	STATE
	22406-1094
	ZIP

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26 43	Brien Van Hoven	
TAX MAP / PARCEL	NAME	
1249	Poplar Rd	
MAILING ADDRESS		
Stafford	VA	22556-6307
CITY	STATE	ZIP

TAX MAP / PARCEL	NAME	
MAILING ADDRESS		
CITY	STATE	ZIP

TAX MAP / PARCEL	NAME	
MAILING ADDRESS		
CITY	STATE	ZIP

INFORMATION - PROJECT# 22154364

Application Type SCOMPRHNS Comprehensive Plan Compliance

Primary Applicant HAMSTEAD ESTATE LLC

[Parcel ID](#) -26-----45

☐ Application is Open.

☐ Current milestone is Process Application.

☐ Current unpaid amount of \$308,25.

Location

