

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:

- N/A Conceptual sewer and/or water line layout plan

Applications for **Telecommunication Facilities** shall also include:

- N/A Propagation Maps showing the existing and proposed network coverage area (12 color copies)
- 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)

<p>RECEIVED</p> <p>DATE: _____ INITIALS _____</p>	<p>OFFICIALLY SUBMITTED</p> <p>DATE: _____ INITIALS _____</p>
---	---

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> _____
<u>Potomac Church</u> PROJECT NAME	_____ SECTION
_____ ADDRESS (IF AVAILABLE)	<u>49.9</u> TOTAL SITE ACREAGE
<u>39-71A</u> TAX MAP /PARCEL(S)	<u>B-2</u> ZONING DISTRICT
<u>Property located along Old Potomac Church Road near the intersection of South Campus Boulevard</u> LOCATION OF PROJECT	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input type="checkbox"/>
<u>Charles W. Payne, Jr.</u> NAME	<u>Hirschler Fleischer</u> COMPANY
<u>725 Jackson Street, Suite 200</u> ADDRESS	<u>Fredericksburg</u> <u>Virginia</u> <u>22401</u> CITY STATE ZIP
<u>540-604-2108</u> PHONE NUMBER	<u>cpayne@hirschlerlaw.com</u> EMAIL ADDRESS
_____ FAX NUMBER	

<u>OWNER</u> (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
_____ NAME	_____ COMPANY
_____ ADDRESS	_____ CITY STATE ZIP
_____ PHONE NUMBER	_____ EMAIL ADDRESS
_____ FAX NUMBER	

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
_____ NAME	_____ COMPANY
_____ ADDRESS	_____ CITY STATE ZIP
_____ PHONE NUMBER	_____ EMAIL ADDRESS
_____ FAX NUMBER	

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as outlined in this application and as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements of this application and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Old Potomac Church, LLC

Anna S. Idert
Signature of Owner/Co Owner
manager/member

Denna G. Hart *04/03/2023*
Printed Name Date

[Signature]
Signature of Owner/Co Owner
manager/member

Ronnie H. Holmes *4/3/2023*
Printed Name Date

Signature of Owner/Co Owner

Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as outlined in this application and as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements of this application and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Signature of Applicant/Agent

Printed Name Date

* Additional sheets may be used, if necessary.

STAFFORD COUNTY
Department of Planning and Zoning

Statements of Understanding

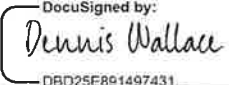
I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of comprehensive plan compliance for review and approval as provided under the requirements and applicable provisions of Section 15.2-2232 of the Code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

Signature of Owner/Co Owner 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.

DocuSigned by:

DBD25E891497431 Dennis wallace March 23, 2023

Signature of Applicant/Agent Printed Name Date

* Additional sheets may be used, if necessary.

AMAZON DATA SERVICES, INC.

(the "Company")
(Incorporated in Delaware)

CERTIFICATE OF OFFICER

The undersigned, Jens Gruenkemeier, certifies the following:

1. I am the duly elected, qualified and acting Vice President of the Company. As Vice President of the Company, I am authorized to execute and deliver this certificate in the name of and on behalf of the Company.
2. The following individual is a duly elected and qualified Vice President of the Company as of the date hereof and holds the title specified opposite his name and specimen signature set forth below:

Name	Title	Specimen Signature
Dennis Wallace	Vice President	

3. The Vice President named above is duly authorized for and on behalf of the Company to execute documents on behalf of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on the 10th day of March, 2020.

Amazon Data Services, Inc.

By: 
Jens Gruenkemeier
Vice President

General Information

CLEARLY INDICATE ALL INFORMATION THAT APPLIES TO THIS PROJECT:

NAME OF PROJECT: Potomac Church 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: Courthouse TDA: Mixed Use - Commercial/Residential

FEATURE REQUIRING REVIEW FOR COMPLIANCE WITH THE COMPREHENSIVE PLAN:

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

DETAILED DESCRIPTION AND LOCATION OF PROJECT/FEATURE:

Develop and construct an electric substation on the Property in the general location shown on that certain generalized development plan dated March 27, 2023, prepared by Bowman Consulting Group Ltd., and titled "Generalized Development Plan Potomac Church Property Tax Map: #39-71A."

COMPLETE ADDITIONAL INFORMATION IF APPLICABLE:

FOR EXTENSION OF SEWER OUTSIDE OF THE URBAN SERVICE AREA: N/A

Number of lots connecting onto sewer: _____

Linear feet from existing sewer: _____

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

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

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

Pump station required? Yes No

Type of proposed sewer:

Gravity

Low Pressure

Type: Grinder

Ejector

Other: _____

FOR TELECOMMUNICATION FACILITIES: N/A

New telecommunication facility

Height of tower: _____

Type of tower: Monopole

Self-supporting lattice

Guide wire

Stealth

Other; _____

Collocation on existing structure other than a telecommunication facility

Type of structure: _____

Height of structure (without antennas): _____

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

Number of antennas: _____

Telecommunication ground equipment? Yes No

Within existing compound? Yes No

Type of ground equipment: Unmanned shelter

Cabinets

Dimensions of telecommunication ground equipment: _____

Height of the telecommunication ground equipment: _____

Review Fee Calculations

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

MAKE CHECK PAYABLE TO "STAFFORD COUNTY"

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

STAFFORD COUNTY
Department of Planning and Zoning

List of Adjoining Property Owners

The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

<u>39-57</u>	<u>Hazel Louise Johnson</u>	
TAX MAP / PARCEL	NAME	
<u>14735 County Cress Drive</u>		
MAILING ADDRESS		
<u>Houston</u>	<u>TX</u>	<u>77047</u>
CITY	STATE	ZIP

<u>39-57F</u>	<u>Lavette Renee & Garnett Bumbrey</u>	
TAX MAP / PARCEL	NAME	
<u>44 Johnsons Pride Lane</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP

<u>39-57C</u>	<u>Sparkle G. & Fritz Raymond</u>	
TAX MAP / PARCEL	NAME	
<u>53 Old Potomac Church Road</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP

STAFFORD COUNTY
Department of Planning and Zoning

<u>39-71C</u>	<u>Board of Supervisors of Stafford</u>	
TAX MAP / PARCEL	NAME	
<u>PO Box 339</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22555</u>
CITY	STATE	ZIP

<u>39-16G</u>	<u>Suzanne L. Peake-Marsh</u>	
TAX MAP / PARCEL	NAME	
<u>50 Kelley Hill Lane</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22405</u>
CITY	STATE	ZIP

<u>39-16M</u>	<u>South Campus RE LLC</u>	
TAX MAP / PARCEL	NAME	
<u>4300 Prince William Pkwy</u>		
MAILING ADDRESS		
<u>Woodbridge</u>	<u>VA</u>	<u>22192</u>
CITY	STATE	ZIP

<u>39-16P</u>	<u>South Campus LLC</u>	
TAX MAP / PARCEL	NAME	
<u>6308 Five Mile Centre Park, Ste 215</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22407</u>
CITY	STATE	ZIP

STAFFORD COUNTY
Department of Planning and Zoning

<u>39-56E</u>	<u>Keith A. & Lisa R. Snyder</u>	
TAX MAP / PARCEL	NAME	
<u>P.O. Box 132</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22555</u>
CITY	STATE	ZIP

<u>39-56C</u>	<u>Raymond & Angela A. Shaw</u>	
TAX MAP / PARCEL	NAME	
<u>161 Old Potomac Church Road</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP

<u>39-56G</u>	<u>Morning Star II LLC</u>	
TAX MAP / PARCEL	NAME	
<u>2059 Spencer Road</u>		
MAILING ADDRESS		
<u>Dillwyn</u>	<u>VA</u>	<u>23936</u>
CITY	STATE	ZIP

<u>39-56B</u>	<u>James & Marlene Sharpe</u>	
TAX MAP / PARCEL	NAME	
<u>191 Old Potomac Church Road</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP

STAFFORD COUNTY
Department of Planning and Zoning

<u>39T-12</u>	<u>Darcy & Robert D. Hayes</u>	
TAX MAP / PARCEL	NAME	
<u>130 Spartan Drive</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP

<u>39T-11</u>	<u>Nicholas & Jessica Nguyen</u>	
TAX MAP / PARCEL	NAME	
<u>120 Spartan Drive</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP

<u>39T-10</u>	<u>Jim Theodory & Dianny Patino</u>	
TAX MAP / PARCEL	NAME	
<u>110 Spartan Drive</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP

<u>39T-9</u>	<u>Johnny & Francine Y. Dankwah</u>	
TAX MAP / PARCEL	NAME	
<u>100 Spartan Drive</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP

STAFFORD COUNTY
Department of Planning and Zoning

<u>39-68A</u>	<u>James W. & Anne H. Shelton</u>	
TAX MAP / PARCEL	NAME	
<u>1530 Courthouse Road</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP

<u>39-66</u>	<u>Krista L. Ferguson</u>	
TAX MAP / PARCEL	NAME	
<u>2554 Dream Catcher Lane</u>		
MAILING ADDRESS		
<u>Goldvein</u>	<u>VA</u>	<u>22720</u>
CITY	STATE	ZIP

<u>39-66A</u>	<u>Jonathan W. & Amy C. Hartle</u>	
TAX MAP / PARCEL	NAME	
<u>1490 Courthouse Road</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP

<u>39-62A</u>	<u>Anthony Kenneth Walchester</u>	
TAX MAP / PARCEL	NAME	
<u>PO Box 5834</u>		
MAILING ADDRESS		
<u>Fredericksburg</u>	<u>VA</u>	<u>22403</u>
CITY	STATE	ZIP

