



WALSH COLUCCI
LUBELEY & WALSH PC

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February 27, 2023

Via Hand Delivery and E-mail

Jeffrey Harvey,
Director of Planning and Community Development
1300 Courthouse Road
2nd Floor
Stafford, VA 22554

Re: Zoning Reclassification Application Submission
Stafford Technology Campus

Dear Mr. Harvey:

Enclosed please find the following items in connection with an application for a zoning reclassification for the properties identified as Tax Map Numbers 38 124 and 38 29A (collectively the "Property"). The Property is comprised of approximately \pm 523.94 acres and is located on the east side of Richmond Highway and on either side of Eskimo Hill Road. The Property is currently zoned A-1, Agricultural and located in the Falmouth Election District.

1. A completed Application Submittal Checklist;
2. A completed Project Information & Primary Contacts form;
3. An executed Statements of Understanding form signed by STAFFORD TECHNOLOGY LC;
4. An executed Statements of Understanding form signed by Susanne Bradley Geslois, Trustee of the Susanne Bradley Geslois Revocable Trust, dated December 18, 2017;
5. An executed Owners Consent Statement signed by Susanne Bradley Geslois, Trustee of the Susanne Bradley Geslois Revocable Trust, dated December 18, 2017;
6. A completed General Information form;
7. A check made payable to Stafford County in the amount of \$80,694.00, which represents the filing fee;
8. A completed Review Fee Calculations sheet;

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ WOODBRIDGE, VA 22192-5199

ARLINGTON 703 528 4700 ■ LOUDOUN 703 737 3633

9. A completed List of Adjoining Property Owners form;
10. A completed Application Affidavit;
11. Proof that real estate taxes have been paid for Tax Map Numbers 38 124;
12. Proof that real estate taxes have been paid for Tax Map Numbers 38 29A;
13. A legal description of Tax Map Numbers 38 124;
14. A legal description of Tax Map Numbers 38 29A;
15. An Impact Statement, dated February 22, 2023;
16. A copy of the Proffer Statement, dated February 24, 2023;
17. A completed Checklist of Generalized Development Plans;
18. Twelve (12) full size copies and one (1) 8 ½" x 11" copy of the plans entitled "Generalized Development Plan (GDP) – Stafford Technology Campus" prepared by Bohler Engineering, dated February 24, 2023 and consisting of the following sheets:
 - a. Cover Sheet
 - b. Existing Conditions Plan
 - c. Generalized Development Plan
 - d. Overall Illustrative Plan

Please note that a Traffic Impact Study for the Property will be provided as soon as it is available.

Once you have had an opportunity to review the application, together with the supporting documents, please contact me immediately if any additional information is required for acceptance. Thank you for your assistance in connection with this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.


Jessica L. Pfeiffer
Planner

JLP

Enclosures

cc: Taylor Chess/Kevin McHugh (*via email only*)
Michael O'Shaughnessy/Nick Georgas (*via email only*)
Kevin Sitzman (*via email only*)

Application Submittal Checklist

- ☒ Completed **"Project Information & Primary Contacts"** form (Page 6)
 - ☒ Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 7)
 - ☒ Signed and Notarized **Owner's Consent Statement** (if applicant/agent is not the owner)
 - ☒ Completed **"General Information"** sheet (Page 8)
 - ☒ Completed **"Review Fee Calculation"** sheet and appropriate fees payable to "County of Stafford" and "Virginia Department of Transportation" (if applicable) (Pages 9 – 11)
 - ☒ Completed **"List of Adjoining Property Owners"** (Pages 12 & 13)
 - ☒ Completed **"Application Affidavit"** (Pages 14 – 17)
 - ☒ Completed **"Checklist for Generalized Development Plans"** (Pages 19 & 20)
 - ☒ Completed **"Transportation Impact Analysis Determination Form"** (Page 21)
 - ☒ Proof that **Real Estate Taxes** have been paid
 - ☒ Complete **Legal Description** of the area to be reclassified (Acreage must match Boundary Survey Plat)
 - ☒ Completed **Impact Statements** (See **"Checklist for Impact Statements"** (Page 18)
 - ☒ Completed **Transportation Impact Analysis (TIA)**, if required (Five (5) paper copies with electronic copies or ftp site) (See **"VDOT Rezoning Package Checklist"**, Page 23)
-

PLATS AND PLANS

- ☒ **Boundary Survey Plat** of area subject to rezoning (with 3 copies at 8½" x 11" size) (Acreage must match Legal Description)
- ☒ **Generalized Development Plan** (12 full-size copies at 24"x 36" size)
 - * See **"Checklist for Generalized Development Plans"** (Pages 19 & 20)

Applications for reclassification to the P-TND zoning district shall also include:

- ☐ Twenty (20) copies of the Regulating Plan
 - ☐ Twenty (20) copies of the Neighborhood Design Standards
-

PROFFER STATEMENT – OPTIONAL

- ☒ **Proffer Statement** (It is preferred for the proffer statement to be properly executed upon initial submittal, or as soon thereafter as possible. Prior to advertisement of any public hearing, the latest version of the proffer statement must be properly executed – see Notice to Applicants Regarding Proffers – Pages 24 & 25)

If Proffer Statement is for new residential developments and residential components of mixed-use properties:

- ☐ Completed **Election of Code Provisions for Residential Proffers Worksheet** (Page 26)

PROFFER REASONABLENESS ANALYSIS

- ☐ **Proffer Reasonableness Analysis**

Note: if electing to proceed under legislation requiring an evaluation of reasonableness, the Proffer Reasonableness Analysis is required. See Table on Page 26.

RECEIVED	OFFICIALLY SUBMITTED
DATE: _____ INITIALS _____	DATE: _____ INITIALS _____

Other Optional Application Materials

Although not required, the following additional materials are requested to be included with the initial application submission, if available. These items are often requested during the review process. Providing the information in advance can assist in accelerating the review:

1. Site Illustrations or Building Elevations
2. Electronic Version of generalized development plans, boundary survey, and any illustrations (a pdf on a CD, DVD, sent via email, or through ftp site is acceptable)
3. Additional Fiscal Impact Information for Commercial Rezoning, including:
 - a) Direct jobs expected to be created from the rezoning (years 1-5)
 - b) Estimated average wage
 - c) North American Industry Classification System (NAICS) business sector code
 - d) Projected investment in real property - broken down by land and building (years 1-5)
 - e) Projected investment in machinery & tools/equipment (years 1-5)
 - f) Projected investment in business tangible personal property (years 1-5)
 - g) Other revenues projected such as Sales, Meals, Lodging Taxes (years 1-5)

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>		<u>PROJECT #</u> _____	
Stafford Technology Campus _____ PROJECT NAME		_____ SECTION	
_____ ADDRESS (IF AVAILABLE)		+/- 523.94 _____ TOTAL SITE ACREAGE	
38 124 and 38 29A _____ TAX MAP /PARCEL(S)		A-1 to M-1 _____ ZONING DISTRICT	
East side of Richmond Highway and east and west side of Eskimo Hill Road _____ LOCATION OF PROJECT			

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)		Primary Contact Person <input checked="" type="checkbox"/>	
Jonelle Cameron, Esq./Jessica Pfeiffer _____ NAME		Walsh, Colucci, Lubeley & Walsh, P.C. _____ COMPANY	
4310 Prince William Parkway, Suite 300 Prince William VA 22301 _____ ADDRESS CITY STATE ZIP			
703-680-4664 703-680-6067 _____ PHONE NUMBER FAX NUMBER		jcameron@thelandlawyers.com/ _____ EMAIL ADDRESS jpfeiffer@thelandlawyers.com	

<u>OWNER</u> (Provide attachments if multiple owners)		Primary Contact Person <input type="checkbox"/>	
Stafford Technology LC _____ NAME		_____ COMPANY	
12500 Fair Lakes Circle, Suite 400 Fairfax VA 22033 _____ ADDRESS CITY STATE ZIP			
_____ PHONE NUMBER FAX NUMBER		_____ EMAIL ADDRESS	

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)		Primary Contact Person <input type="checkbox"/>	
Bohler Engineering _____ NAME		_____ COMPANY	
12825 Worldgate Drive, Suite 700 Herndon VA 20170 _____ ADDRESS CITY STATE ZIP			
_____ PHONE NUMBER FAX NUMBER		_____ EMAIL ADDRESS	

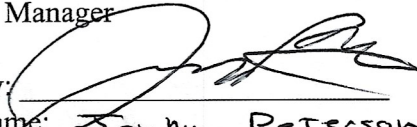
Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a 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.

Date: 2/23/23

Stafford Technology LC
a Virginia limited liability company

By: MVP Management, LLC
a Virginia limited liability company
its Manager

By: 
Name: Don M. Peterson
Its: manager

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.

Date: 2-27-23



Susanne Bradley Geslois, Trustee of the Susanne
Bradley Geslois Revocable Living Trust Dated
December 18, 2017

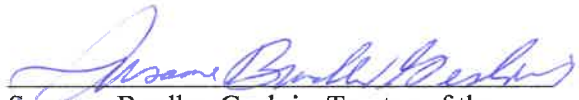
**STAFFORD COUNTY ZONING CONDITIONAL USE PERMIT
OWNER'S CONSENT STATEMENT**

COMMONWEALTH OF VIRGINIA

COUNTY OF: Henrico

This 27th of February, 2023

I, Susanne Bradley Geslois, Trustee of the Susanne Bradley Geslois Revocable Trust, dated December 18, 2017, (owner) do hereby authorize the Applicant, Stafford Technology LC, or its successors and assigns (collectively, the "Applicant"), to file on my behalf all zoning conditional use permit or other land use or permitting applications necessary to develop Tax ID 38 29A as the Applicant may reasonably determine. I further authorize the Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application documents, any draft conditional use permit conditions, plans and other application materials, and to undertake all other actions necessary to obtain approval of the aforementioned use.

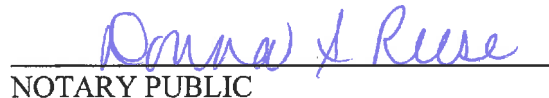


Susanne Bradley Geslois, Trustee of the
Susanne Bradley Geslois Revocable Trust,
dated December 18, 2017

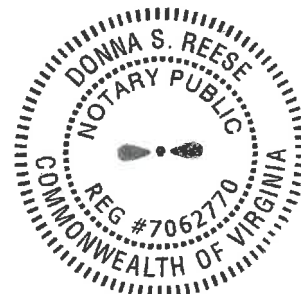
COMMONWEALTH OF VIRGINIA

COUNTY OF: Henrico

Subscribed and sworn to before me this 27th day of February, 2023, in my county and state aforesaid, by the aforementioned principal.


NOTARY PUBLIC

My Commission Expires: 5/31/26



General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Rezoning from A-1 to M-1

INFORMATION FOR FEE CALCULATIONS

+/- 523.94 # of Acres

Type of Rezoning:

- ☒ Standard Rezoning
- ☐ Planned Development
- ☐ Proffer Amendment (Previous Ordinance # _____ Date of Ordinance _____)
- ☐ Minor Proffer Amendment
- ☐ Minor Proffer Amendment (when submitted simultaneously with Minor Conditional Use Permit Application)

INFORMATIONAL

Previous Ordinance # _____

Previous Resolution # _____

of Lots (if rezoning to residential) _____

Original Zoning A-1

Proposed Zoning M-1

Proposed Use(s) _____

Review Fee Calculations

STAFFORD COUNTY FEES:

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

Section I. Standard Rezoning:

A. Base Fee: (Required - Enter the dollar amount that applies)	
If less than 5.0 acres	\$4,375.00
If 5.0 acres or greater	\$12,500.00..... \$ <u>12,500.00</u>
B. General Fee: (If greater than 5 acres)	
(<u>523.94</u> Acres – 5) X \$125	\$ <u>64,867.50</u>
C. Fire & Rescue Review Fee (required).....	\$ <u>125.00</u>
D. Utilities Department Review Fee (required).....	\$ <u>215.00</u>
E. Public Works Review Fee (required).....	\$ <u>200.00</u>
F. Traffic Impact Analysis Review Fee: (If TIA required)	
Volume <1,000 VPD	\$200.00
Volume >1,000 VPD	\$400.00..... \$ <u>400.00</u>
G. Adjacent Property Notification (required):	
(<u>35</u> Adjacent properties) X \$6.48	\$ <u>226.80</u>
Sub-total (Add appropriate amounts from lines A thru G above).....	\$ <u>78,534.30</u>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>2,159.70</u>
TOTAL (Sub-total + H. Technology Fee)	\$ <u>80,694.00</u>

Section II. Planned Development:

(For requests to the PD-1, PD-2, or P-TND zoning districts)

A. Base Fee	\$ <u>15,000.00</u>
B. General Fee:	
(_____ Acres – 75) X \$25	\$ _____
C. Fire & Rescue Review Fee (required)	\$ <u>125.00</u>
D. Utilities Department Review Fee (required)	\$ <u>215.00</u>
E. Public Works Review Fee (required).....	\$ <u>200.00</u>
F. Traffic Impact Analysis Review Fee: (If TIA required)	
Volume <1,000 VPD	\$200.00
Volume >1,000 VPD	\$400.00
G. Adjacent Property Notification (required):	
(_____ Adjacent properties) X \$6.48	\$ _____
Sub-total (Add lines A through G)	\$ _____
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ _____
TOTAL (Sub-total + H. Technology Fee).....	\$ _____

Section III. Proffer Amendment:

A. General Fee:	
\$10,000 + If Acres>5 ((Acres – 5) X \$25)	\$ _____
B. If Planned Development:	
\$10,000 + ((_____ Acres – 75) X \$25)	\$ _____
C. Adjacent Property Notification (required):	
(_____ Adjacent properties) X \$6.48	\$ _____
Sub-total (Add lines A and C) or	
(Add lines B and C)	\$ _____
D. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ _____
TOTAL (Sub-total + D. Technology Fee).....	\$ _____

Section IV. Minor Proffer Amendment:

A. General Fee: \$ 6,190.00

B. Adjacent Property Notification (required):
(_____ Adjacent properties) X \$6.48 \$ _____

Sub-total (Add lines A and B) \$ _____

C. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ _____

TOTAL (Sub-total + C. Technology Fee)..... \$ _____

**Section V. Minor Proffer Amendment (when submitted simultaneously
with minor Conditional Use Permit Application):**

A. General Fee: \$ 3,095.00

B. Adjacent Property Notification (required):
(_____ Adjacent properties) X \$6.48 \$ _____

Sub-total (Add lines A and B) \$ _____

C. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ _____

TOTAL (Sub-total + C. Technology Fee)..... \$ _____

Sections I, II, III, IV and V: MAKE CHECK PAYABLE TO "STAFFORD COUNTY".

- If an application is withdrawn prior to the first public hearing, fifty (50) percent of the amount of the application fee may be refunded to the applicant.
- If an application is withdrawn after the first public hearing, the application fee is non-refundable.

VIRGINIA DEPARTMENT OF TRANSPORTATION FEES:

Transportation Impact Analysis Fee:

(For applications that meet VDOT Traffic Impact Analysis thresholds)

A. Subject to low volume road criteria (see 24 VAC 30-155-40 A 3) \$ 250.00

B. All other submissions \$ 1000.00

MAKE CHECK PAYABLE TO "VIRGINIA DEPARTMENT OF TRANSPORTATION"

For a third or subsequent submission of a rezoning proposal that is requested by VDOT on the basis of the failure of the applicant to address deficiencies previously identified by VDOT, the fee is equal to the initial fee paid. (per 24 VAC 30-155, §15.2-2222.1 of the Code of Virginia)

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>38 30</u>	<u>PORTILLO ALEXANDER</u>	
TAX MAP / PARCEL	NAME	
<u>690 FITZPATRICK CT</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22407-6583</u>
CITY	STATE	ZIP

<u>38 32</u>	<u>MORROW CHARLES R & BRENDA H TRUSTEES</u>	
TAX MAP / PARCEL	NAME	
<u>MORROW RONALD A</u>		
MAILING ADDRESS		
<u>10524 COURTHOUSE RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22407-1612</u>
CITY	STATE	ZIP

<u>38A 3</u>	<u>SOUTHEASTERN FREIGHT LINES INC</u>	
TAX MAP / PARCEL	NAME	
<u>420 DAVEGA DR</u>		
MAILING ADDRESS		
<u>LEXINGTON</u>	<u>SC</u>	<u>29073-7485</u>
CITY	STATE	ZIP

<u>38A 5</u>	<u>15 SAGE LLC</u>	
TAX MAP / PARCEL	NAME	
<u>15129 WETHERBURN DR</u>		
MAILING ADDRESS		
<u>CENTREVILLE</u>	<u>VA</u>	<u>20120</u>
CITY	STATE	ZIP

<u>38A 6A</u>	<u>DEGEN-UTAH LLC</u>	
TAX MAP / PARCEL	NAME	
<u>PO BOX 7103</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22404-7103</u>
CITY	STATE	ZIP

<u>38 29</u>	<u>FERNANDEZ JULIO EDGAR MONTANO</u>	
TAX MAP / PARCEL	NAME	
<u>34 STALLINGS LN</u>		
MAILING ADDRESS		
<u>STAFFORD</u>	<u>VA</u>	<u>22554-5455</u>
CITY	STATE	ZIP

<u>38 25K</u>	<u>FREDWOOD L C</u>	
TAX MAP / PARCEL	NAME	
<u>PO BOX 600</u>		
MAILING ADDRESS		
<u>CHANTILLY</u>	<u>VA</u>	<u>20153-0600</u>
CITY	STATE	ZIP

<u>38 25L</u>	<u>DEVITO FREDERICK W & MARY T TRSTEES</u>	
TAX MAP / PARCEL	NAME	
<u>5 ALY SHEBA LN</u>		
MAILING ADDRESS		
<u>STAFFORD</u>	<u>VA</u>	<u>22556-6679</u>
CITY	STATE	ZIP

<u>38 25M</u>	<u>CRANES CORNER LLC</u>	
TAX MAP / PARCEL	NAME	
<u>170 W SHIRLEY AVE STE 201</u>		
MAILING ADDRESS		
<u>WARRENTON</u>	<u>VA</u>	<u>20186-3083</u>
CITY	STATE	ZIP

<u>38 24X</u>	<u>FLYNN PROPERTIES & JEFFREY FLYNN HOL</u>	
TAX MAP / PARCEL	NAME	
<u>PO BOX 429</u>		
MAILING ADDRESS		
<u>LOCUST GROVE</u>	<u>VA</u>	<u>22508-0429</u>
CITY	STATE	ZIP

<u>38 24Y</u>	<u>J-SEA II LLC</u>	
TAX MAP / PARCEL	NAME	
<u>22638 MORNING GLORY CIR</u>		
MAILING ADDRESS		
<u>BRADENTON</u>	<u>FL</u>	<u>34202-6356</u>
CITY	STATE	ZIP

<u>38 24M</u>	<u>POTOMAC CREEK INDUSTRIAL LLC</u>	
TAX MAP / PARCEL	NAME	
<u>2603 MORSE LN</u>		
MAILING ADDRESS		
<u>WOODBIDGE</u>	<u>VA</u>	<u>22192-4628</u>
CITY	STATE	ZIP

<u>38 22A</u>	<u>PERDOMO REALTY LLC</u>	
TAX MAP / PARCEL	NAME	
<u>20801 BISCAYNE BLVD STE 501</u>		
MAILING ADDRESS		
<u>MIAMI</u>	<u>FL</u>	<u>33180-1400</u>
CITY	STATE	ZIP

<u>38 22</u>	<u>LEXON ENTERPRISES INC</u>	
TAX MAP / PARCEL	NAME	
<u>275 W 231 STREET STE 1030</u>		
MAILING ADDRESS		
<u>BRONX</u>	<u>NY</u>	<u>10463-3903</u>
CITY	STATE	ZIP

<u>38 126</u>	<u>METTS LC</u>	
TAX MAP / PARCEL	NAME	
<u>1355 BEVERLY RD STE 240</u>		
MAILING ADDRESS		
<u>MC LEAN</u>	<u>VA</u>	<u>22101-3649</u>
CITY	STATE	ZIP

<u>38 125</u>	<u>SHANNON MATTHEW F</u>	
TAX MAP / PARCEL	NAME	
<u>3332 M STREET SE</u>		
MAILING ADDRESS		
<u>WASHINGTON</u>	<u>DC</u>	<u>20019-2931</u>
CITY	STATE	ZIP

<u>38 130</u>	<u>FRANKS BETTY A</u>	
TAX MAP / PARCEL	NAME	
<u>368 ESKIMO HILL RD</u>		
MAILING ADDRESS		
<u>STAFFORD</u>	<u>VA</u>	<u>22554-7308</u>
CITY	STATE	ZIP

<u>38 131, 38 132</u>	<u>COMMONWEALTH OF VIRGINIA DEPARTMENT OF CORRECTIONS</u>	
TAX MAP / PARCEL	NAME	
<u>384 ESKIMO HILL RD</u>		
MAILING ADDRESS		
<u>STAFFORD</u>	<u>VA</u>	<u>22554-7308</u>
CITY	STATE	ZIP

<u>38 132A</u>	<u>COMMONWEALTH OF VA DEPT OF HWYS</u>	
TAX MAP / PARCEL	NAME	
<u>1111 E BROAD ST 2ND FLOOR</u>		
MAILING ADDRESS		
<u>RICHMOND</u>	<u>VA</u>	<u>23219-1936</u>
CITY	STATE	ZIP

39 26D, 39 26, 39 22	BOARD OF SUPERVISORS OF STAFFORD COUNTY	
TAX MAP / PARCEL	NAME	
PO BOX 339		
MAILING ADDRESS		
STAFFORD	VA	22555-0339
CITY	STATE	ZIP

38 104	TRIDEX ASSOCIATES INC	
TAX MAP / PARCEL	NAME	
200 BIG SPRING LN		
MAILING ADDRESS		
STAFFORD	VA	22554-7316
CITY	STATE	ZIP

38G D, 38G B	KENDALL HILLS HOMEOWNERS ASSOCIATION	
TAX MAP / PARCEL	NAME	
PO BOX 1866		
MAILING ADDRESS		
FREDERICKSBURG	VA	22402
CITY	STATE	ZIP

38 105B	TOLBERT CARL R	
TAX MAP / PARCEL	NAME	
8061 CHANCELLOR RD		
MAILING ADDRESS		
FREDERICKSBURG	VA	22407-7301
CITY	STATE	ZIP

<u>38 105A</u>	<u>ATCHINSON PRICILLA</u>	
TAX MAP / PARCEL	NAME	
<u>108 ESKIMO HILL RD</u>		
MAILING ADDRESS		
<u>STAFFORD</u>	<u>VA</u>	<u>22554-7304</u>
CITY	STATE	ZIP

<u>38 107B</u>	<u>LLOYD MELODY</u>	
TAX MAP / PARCEL	NAME	
<u>100 ESKIMO HILL RD</u>		
MAILING ADDRESS		
<u>STAFFORD</u>	<u>VA</u>	<u>22554-7304</u>
CITY	STATE	ZIP

<u>38 107</u>	<u>ESCOBAR MELVIN O MARTINEZ</u>	
TAX MAP / PARCEL	NAME	
<u>76 ESKIMO HILL RD</u>		
MAILING ADDRESS		
<u>STAFFORD</u>	<u>VA</u>	<u>2554-7302</u>
CITY	STATE	ZIP

<u>38 116</u>	<u>KELLY CROCKETT & DREAMA J</u>	
TAX MAP / PARCEL	NAME	
<u>1351 OSBORNES GAP RD</u>		
MAILING ADDRESS		
<u>CLINTWOOD</u>	<u>VA</u>	<u>24228-5853</u>
CITY	STATE	ZIP

<u>38 117</u>	<u>HUSSAIN SAKHAWAT & ASHRAF MOHAMMAD SABIR</u>	
TAX MAP / PARCEL	NAME	
<u>134 JIB DR</u>		
MAILING ADDRESS		
<u>STAFFORD</u>	<u>VA</u>	<u>22554-5322</u>
CITY	STATE	ZIP

<u>38 118</u>	<u>DOSA INCORPORATED</u>	
TAX MAP / PARCEL	NAME	
<u>13416 CLASSIC CT</u>		
MAILING ADDRESS		
<u>WOODBIDGE</u>	<u>VA</u>	<u>22192-4502</u>
CITY	STATE	ZIP

<u>38 119</u>	<u>COMMONWEALTH OF VA DEPT OF HWYS</u>	
TAX MAP / PARCEL	NAME	
<u>1111 E BROAD ST 2ND FLOOR</u>		
MAILING ADDRESS		
<u>RICHMOND</u>	<u>VA</u>	<u>23219-1936</u>
CITY	STATE	ZIP

<u>38 122A, 38 122</u>	<u>26 & 30 STATE SHOP ROAD LLC</u>	
TAX MAP / PARCEL	NAME	
<u>8449 MARY JANE DR</u>		
MAILING ADDRESS		
<u>MANASSAS</u>	<u>VA</u>	<u>20112-4710</u>
CITY	STATE	ZIP

<u>38 121A</u>	<u>7K INVESTMENTS LLC</u>	
TAX MAP / PARCEL	NAME	
<u>818 18TH ST NW STE 400</u>		
MAILING ADDRESS		
<u>WASHINGTON</u>	<u>DC</u>	<u>20006-3504</u>
CITY	STATE	ZIP

<u>38 31</u>	<u>KIM ANTHONY</u>	
TAX MAP / PARCEL	NAME	
<u>3999 RICHMOND HWY</u>		
MAILING ADDRESS		
<u>STAFFORD</u>	<u>VA</u>	<u>22554-4826</u>
CITY	STATE	ZIP

<u>38 38</u>	<u>MORROW CHARLES R & BRENDA H TRUSTEES</u>	
TAX MAP / PARCEL	NAME	
<u>MORROW RONALD A</u>		
MAILING ADDRESS		
<u>10524 COURTHOUSE RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22407-1612</u>
CITY	STATE	ZIP

<u>38 123A</u>	<u>VEPCO</u>	
TAX MAP / PARCEL	NAME	
<u></u>		
MAILING ADDRESS		
<u></u>		
MAILING ADDRESS		
<u></u>	<u></u>	<u></u>
CITY	STATE	ZIP

Application Affidavit

This form to be filed with:

**STAFFORD COUNTY
BOARD OF SUPERVISORS**

**1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555**

Internal Use Only	
Project Name:	_____
A/P #:	_____
Date:	_____

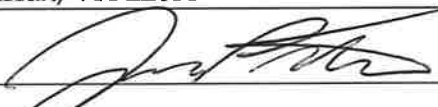
All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

1. Applicant information

Name of Applicant Stafford Technology LC
Name of Company _____

Applicant Address 12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

Applicant's Signature 
Name of Agent Jon M. Peterson

Address of Agent 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033

2. Type of Application

- | | |
|---|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Special Exception |

Application Affidavit

Page 2

Applicant: Stafford Technology LC

Project Name: _____
A/P #: _____
Date: _____

3. Property Information

Assessor's Parcel(s) 38 124 and 38 29A

Address N/A

4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.

<u>Name of owners</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____

5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders.

<u>Name of Members</u>	<u>Carolyn S. Peterson Revocable Trust</u>	<u>Address</u>
<u>TPC Hornbaker LC</u>	<u>Peterson Family Trust</u>	<u>12500 Fair Lakes Circle, Suite</u>
<u>National Harbor Investment L.L.C</u>	<u>SBP Perpetual Trust</u>	<u>400, Fairfax, VA 22033</u>
<u>LEP Perpetual Trust</u>	<u>WEP Perpetual Trust</u>	
<u>MVP Master Limited Partnership</u>	<u>MV Peterson Associates L.C.</u>	
<u>JMP Perpetual Family Trust</u>	<u>MVP Investments L.C.</u>	
<u>Milton V. Peterson Revocable Trust</u>	<u>Peterson Perfect Trust</u>	

6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Application Affidavit

Page 3

Applicant: Stafford Technology LC

Project Name: _____
A/P #: _____
Date: _____

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders

Name of Members

_____	_____
_____	_____
_____	_____
_____	_____

8. Have all individuals listed on this affidavit been notified of the purpose of the application?

☒ **Yes** ☐ **No**

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

<u>Name</u>	<u>Address, including zip code, no P.O. Box please</u>
_____	_____
_____	_____
_____	_____
_____	_____

Number of owners to be notified: _____ **X**

Cost for certified letters \$ _____ (cost as of the day of submittal)

Total due: \$ _____ (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.

Application Affidavit

Page 4

Applicant: Stafford Technology LC

Project Name: _____
A/P #: _____
Date: _____

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer Jon M. Peterson

Corporate Office of Signer Manager of MVP Management, LLC

Signature _____

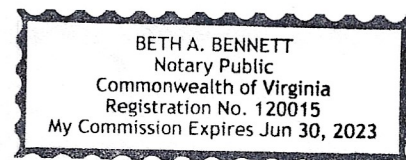
Date 2/23/23

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 23rd day of February
2023 by Jon M. Peterson, the Manager of MVP Management, LLC (owner/applicant).

My commission expires: 6/30/23

Beth A. Bennett
Notary Public



Checklist for Generalized Development Plans (GDP)

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

The following items must be shown on a GDP:

N/A COMPLETE

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sec 28-225(1)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Date of drawing,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	true north arrow,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	scale,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	legend for all symbols used,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the applicant,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the owner,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	name of the development,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	person preparing the drawing,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	match lines if applicable;
		Sec 28-225(2)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundaries of the area covered by the application,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	vicinity map showing the general location of the proposed development,
		major roads and existing subdivisions at a scale of one inch equals two thousand (2,000) feet;
		Sec 28-225(3)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate locations and identification of any easements and rights-of-way on or abutting the site;
		Sec 28-225(4)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approximate location of each existing and proposed structure on the site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	the number of stories,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	height,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	roof line,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	gross floor areas and
<input checked="" type="checkbox"/>	<input type="checkbox"/>	location of building entrances and exits;
		Sec 28-225(5)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identification and location of uses and structures on all abutting properties;
		Sec 28-225(6)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approximate location of all existing and proposed parking and loading areas,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	outdoor trash storage,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	lighting facilities, and
<input checked="" type="checkbox"/>	<input type="checkbox"/>	pedestrian walkways;

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sec 28-225(7) Approximate location, height and type of each existing and proposed wall, fence, and other types of screening;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sec 28-225(8) Approximate location and description of all proposed landscaping;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sec 28-225(9) Approximate location, height and dimensions of all proposed signage on site;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sec 28-225(10) Approximate location of all existing drainage ways, floodplains and wetlands on site;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sec 28-225(11) Approximate location of all common open space, recreational areas and bufferyards;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sec 28-225(12) Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sec 28-225(13) Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH.




Waiver of GDP Requirements

In accordance with Section 28-223 of the Stafford County Code, the Director of Planning and Zoning may waive the requirement for the submission of a GDP or one of the above required components if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.

A request for a waiver shall be made in writing to the Director of Planning and Zoning identifying the sections in which you are requesting a waiver and the reason for the request.



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Showing 1 to 10 of 43 entries

 « ‹ **1** 2 3 4 5 › »

Select	Invoice	
<input type="checkbox"/>	CLIFT FARM INVESTORS LC Due on 12/5/2022 Balance Due: \$0.00	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	CLIFT FARM INVESTORS LC Due on 6/6/2022 Balance Due: \$0.00	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	CLIFT FARM INVESTORS LC Due on 12/6/2021 Balance Due: \$0.00	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	CLIFT FARM INVESTORS LC Due on 6/7/2021 Balance Due: \$0.00	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	CLIFT FARM INVESTORS LC Due on 12/7/2020 Balance Due: \$0.00	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	CLIFT FARM INVESTORS LC Due on 6/5/2020 Balance Due: \$0.00	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	CLIFT FARM INVESTORS LC Due on 12/5/2019 Balance Due: \$0.00	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	CLIFT FARM INVESTORS LC Due on 6/5/2019 Balance Due: \$0.00	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	CLIFT FARM INVESTORS LC Due on 12/6/2018 Balance Due: \$0.00	View Invoice Related Invoices Remind Me

Select

Invoice

☐

CLIFT FARM INVESTORS LC

Due on 6/5/2018

Balance Due: \$0.00

View Invoice

Related Invoices

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1

2

3

4

5




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Select	Invoice	
<input type="checkbox"/>	GESLOIS SUSANNE BRADLEY TRUSTEE Due on 12/5/2022 Balance Due: \$0.00	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	GESLOIS SUSANNE BRADLEY TRUSTEE Due on 6/6/2022 Balance Due: \$0.00	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	GESLOIS SUSANNE BRADLEY TRUSTEE Due on 12/6/2021 Balance Due: \$0.00	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	GESLOIS SUSANNE BRADLEY TRUSTEE Due on 6/7/2021 Balance Due: \$0.00	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	GESLOIS SUSANNE BRADLEY TRUSTEE Due on 12/7/2020 Balance Due: \$0.00	View Invoice Related Invoices Remind Me

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METES AND BOUNDS DESCRIPTION OF PARCEL 38-124
PROPERTY OF STAFFORD TECHNOLOGY LC
STAFFORD COUNTY, VIRGINIA

Beginning at a point at the intersection of the easterly right of way line of Richmond Highway, US-Route 1 (variable width) and the southerly right of way line of State Shop Road, (50' wide); thence departing the right of way of Richmond Highway, US-Route 1 and running with the southerly right of way of State Shop Road, private right of way, S 87° 29' 23" E, a distance of 247.67 feet to a point at the northwest corner of the now or Formerly 26 & 30 State Shop Road LLC property; the Following courses and distances,

1. S 87° 29' 23" E, 247.67 FEET, THENCE;
2. CONTINUING S 02° 45' 16" E, 423.83 FEET, THENCE;
3. CONTINUING N 87° 14' 51" E, 314.01 FEET, THENCE;
4. CONTINUING S 02° 42' 35" E, 5.00 FEET, THENCE;
5. CONTINUING N 74° 52' 14" E, 411.87 FEET, THENCE;
6. CONTINUING N 76° 35' 26" E, 267.71 FEET, THENCE;
7. CONTINUING WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, AND AN ARC LENGTH OF 69.62 FEET; WITH A CHORD BEARING OF N 84° 21' 02" E, A DISTANCE OF 252.91 FEET TO A POINT, THENCE;
8. CONTINUING N 84° 07' 02" E, 252.91 FEET, THENCE;
9. CONTINUING N 05° 55' 16" W, 452.41 FEET, THENCE;
10. CONTINUING N 85° 10' 56" E, 625.54 FEET, THENCE;
11. CONTINUING S 30° 25' 59" E, 995.15 FEET, THENCE;
12. CONTINUING N 72° 13' 14" E, 2,438.23 FEET, THENCE;
13. CONTINUING N 25° 37' 07" E, 214.73 FEET, THENCE;
14. CONTINUING N 87° 19' 49" E, 200.35 FEET, THENCE;
15. CONTINUING S 21° 38' 16" W, 5,330.82 FEET, THENCE;
16. CONTINUING N 84° 25' 58" W, 5,003.31 FEET, THENCE;

17. CONTINUING N 32° 04' 58" E, 3,226.43 FEET, THENCE;
18. CONTINUING N 51° 39' 43" W, 866.25 FEET, THENCE;
19. CONTINUING N 07° 39' 43" W, 120.90 FEET, THENCE;
20. CONTINUING N 58° 12' 08" E, 16.53 FEET, THENCE;
21. CONTINUING N 41° 16' 34" E, 100.12 FEET, THENCE;
22. CONTINUING N 32° 49' 43" E, 101.98 FEET, THENCE;
23. CONTINUING N 44° 08' 18" E, 150.00 FEET, THENCE;
24. CONTINUING N 49° 50' 56" E, 100.50 FEET, THENCE;
25. CONTINUING N 38° 25' 40" E, 100.50 FEET, THENCE;
26. CONTINUING N 44° 08' 18" E, 100.00 FEET, THENCE;
27. CONTINUING N 47° 00' 03" E, 100.12 FEET, THENCE;
28. CONTINUING N 41° 16' 34" E, 100.12 FEET, THENCE;
29. CONTINUING N 44° 08' 18" E, 120.46 FEET, THENCE;
30. CONTINUING N 58° 12' 08" E, 16.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 501.56 ACRES

LESS AND EXCEPT:

Commencing at a point at the southerly corner of this now or formerly Clift Farm Investors LC property, said point also being the northeasterly corner of now or formerly Franks Jr. property, said point also being on the westerly line of the now or formerly Commonwealth of Virginia Department of Corrections (TM 38 Parcel 131) property; thence through the said Clift Farm Investors LC property N 36°42'58" W, a distance of 2,033.33 feet to the point of beginning of the now or Formerly Virginia Electric and Power Company property, said point also being on Eskimo Hill Road, Route 628, (prescriptive right-of-way); thence through the said Clift Farm Investors LC property the following courses and distances:

1. S 38° 45' 19" W, 226.35 FEET, THENCE;
2. CONTINUING N 51° 19' 57" W, 465.00 FEET, THENCE;

3. CONTINUING N 38° 36' 45" E, 723.91 FEET, THENCE;
4. CONTINUING WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1,318.98 FEET, AND AN ARC LENGTH OF 316.93 FEET; WITH A CHORD BEARING OF S 00° 54' 2" E, A CHORD DISTANCE OF 316.17 FEET TO A POINT, THENCE;
5. CONTINUING S 07° 31' 16" E, 366.69 FEET TO A POINT OF BEGINNING

CONTAINING 4.8774 ACRES

TOTAL AREA 496.71 ACRES

METES AND BOUNDS DESCRIPTION OF PARCEL 38-29A
PROPERTY OF SUSANNE BRADLEY GESLOIS TRUSTEE OF THE SUSANNE BRADLEY GESLOIS
REVOCABLE LIVING TRUST DATED DECEMBER 18, 2017
STAFFORD COUNTY, VIRGINIA

BEGINNING AT AN IRON PIPE FOUND AT THE NORTHWEST PROPERTY CORNER ALONG RICHMOND
HIGHWAY;

1. N 44° 20' 16" E, 831.31 FEET, THENCE;
2. CONTINUING S 59° 00' 36" E, 956.49 FEET, THENCE;
3. CONTINUING S 75° 28' 46" E, 83.94 FEET, THENCE;
4. CONTINUING S 28° 13' 59" E, 219.16 FEET, THENCE;
5. CONTINUING S 32° 08' 00" W, 1,619.43 FEET, THENCE;
6. CONTINUING N 57° 47' 34" W, 310.46 FEET, THENCE;
7. CONTINUING N 32° 14' 12" E, 605.46 FEET, THENCE;
8. CONTINUING N 50° 02' 44" W, 888.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.2318 ACRES