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June 16, 2022

**Via U.S. Mail and E-mail**

Mr. Douglas Morgan  
Zoning Administrator, Stafford County, Virginia  
P.O. Box 339  
Stafford, Virginia 22555  
Email: dmorgan@staffordcountyva.gov

**Re: Zoning Determination Request for Stafford County, Virginia Tax Map Parcel No. 58-9E (the “Property”), Owned by Woody Real Estate Investments LLC (the “Owner”)**

Doug:

I hope this finds you well. I represent the contract purchaser, WhiteRecon Automotive, LLC, of the above-referenced Property in connection with their efforts to acquire and develop the Property for purposes of operating an auto service and repair facility (the “Project”).

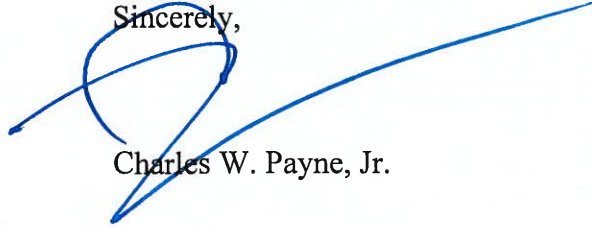
On August 21, 1996, pursuant to Resolution R96-284, and Conditional Use Permit Application 96-07, the Stafford County Board of Supervisors (the “Board”) approved a Conditional Use Permit (“CUP”) for the Property permitting automotive repair and service facility within the existing B-2 zoning district (approved resolution RC96-05). For your convenience, I have attached a copy of the approved CUP and accompanying generalized development plan provided by the Stafford County Planning Office.

It is my opinion, pursuant to Virginia Code § 15.2-2307, the above said zoning approval vest the subject property owner and its successors and assigns with the right to develop an auto service and repair facility, all subject to the requirements under the CUP and underlying zoning approval. Accordingly, pursuant to section 28-295 of the Stafford County Zoning Ordinance, I am writing to request an official zoning determination with respect to the right to develop the Project in accordance with said approvals.

In accordance with section 28-295 of the Zoning Ordinance, I am enclosing a check in the amount of \$454.80 to cover the requisite fee for this request, as well as the required Stafford County request form. Thank you for your consideration of this matter and please do not hesitate to contact me if I can be of further assistance.



Sincerely,



Charles W. Payne, Jr.

CWP  
w/ attachments

cc: Jeff Harvey, Planning Director (via email [JHarvey@staffordcountyva.gov](mailto:JHarvey@staffordcountyva.gov))  
Michael Zuraf, Deputy Planning Director (via email [mzuraf@staffordcountyva.gov](mailto:mzuraf@staffordcountyva.gov))  
WhiteRecon Automotive, LLC

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