

CONDITIONAL USE PERMIT APPLICATION



November 1, 2015

Beginning July 1, 2012, per Ordinance O12-19, a 2.75% technology fee will be assessed and collected on the total fees for all new and resubmitted applications until June 18, 2017.

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

Background and Process Information

Conditional uses are uses which are generally compatible with the other land uses permitted in the zoning district but require individual review for their intensity, location, design and configuration. Conditions are imposed by the County in order to ensure the appropriateness of the use at a particular location.

Conditional Use Permits may be approved upon a finding by the Board of Supervisors that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the purpose and intent of the zoning ordinance. Applications for conditional use permits must be submitted to the Department of Planning & Zoning.

Each application for a Conditional Use Permit is forwarded to the Planning Commission for consideration. The Planning Commission will hold a public hearing on the application.

The applicant is required to attend this public hearing. After the public hearing, the Planning Commission forwards a recommendation to the Board of Supervisors.

The Board of Supervisors will hold a public hearing on the application. The applicant is required to attend the public hearing. The Board may approved or deny the request for a permit. Should the Board approve the permit, they may designate conditions which, in its opinion, will mitigate the impacts of the requested conditional use.

Conditions may be established to:

1. Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
2. Provide for adequate parking, ingress and egress to public streets and roads.
3. Provide adjoining property with buffers or screening to mitigate visual and/or noise impacts.
4. Establish setback, side or rear yard requirements necessary for orderly expansion and to prevent traffic congestion.

Amendments to Approved Conditional Use Permit Conditions:

Any previous approved conditional use permit may be revised by the Board of Supervisors following a public hearing. Minor Amendments shall be allowed subject to the following requirements:

1. No more than two permit conditions can be changed at the time of request
2. Changes do not materially affect site layout

Conditional Use Permit Amendments are subject to the standard Conditional Use Permit fees. Minor Amendments are subject to the Minor Amendment fees in Section 2 of the Application Review Fees Calculation.

Conditional Use Permit Application Instructions

1. The applicant must meet with a planner prior to submitting an application. A preliminary conference regarding the application may be scheduled with a Planner.
2. Fill-out, sign and date the application form. If the applicant is not the property owner, attach a notarized letter of consent from the property owner authorizing the applicant to act as the owner's agent for the application.
3. The applicant must provide three copies of a boundary survey and a metes and bounds description of the land for which the Conditional Use Permit would apply.
4. The applicant must provide the names and addresses of all adjacent property owners, including those immediately across the road(s) from the property. This list is used for the notification to the adjacent owners of the public hearing.
5. The applicant must provide a General Development Plan (GDP) drawn to standards in Article 13 of the Zoning Ordinance.
6. If available, it is recommended that the applicant(s) include architectural renderings that show building materials, building heights, site design amenities, etc. Staff may ask this to be submitted by the applicant(s) on a case-by-case-basis.
7. The applicant must submit impact statements with the application. Impact studies must address traffic volumes, public utility capacities, noise, dust and smoke emissions. A Transportation Impact Analysis (TIA) is required for all projects that meet the following criteria:
 - generate 150 or more vehicle trips per day above the existing use, and
 - the site would meet the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements.Proffers or conditions which limit the vehicle trips per day may be taken into consideration when calculating the maximum development. The TIA shall be developed in accordance with the guidelines established in 24 VAC 30-155.
8. Check the attached filing date schedule for application deadlines and public hearing dates (page 19).

Application Submittal Checklist

-
- Completed **"Project Information & Primary Contacts"** form (Page 6)
 - Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 7)
 - n/a 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" (Page 9)
 - Completed **"List of Adjoining Property Owners"** (Pages 10 & 11)
 - Completed **"Application Affidavit"** (Pages 12 – 15)
 - Completed **"Checklist for Generalized Development Plans"** (Pages 16 & 17)
 - Completed **"Transportation Impact Analysis Determination Form"** (Page 18)
 - 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 Statement**
 - n/a Completed **Transportation Impact Analysis (TIA)**, if required (Five (5) paper copies with electronic copies or ftp site)

PLATS AND PLANS

- Boundary Survey Plat** of area subject to rezoning (with 3 copies at 8½" x 11" size)
 - Generalized Development Plan** (12 full-size copies at 24" x 36" size)
- * See **"Checklist for Generalized Development Plans"** (Pages 16 & 17)

RECEIVED

DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED

DATE: _____ INITIALS _____

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)

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u> _____
Stafford Auto Salvage Yard PROJECT NAME	SECTION
n/a	72.85 acres, 28.0 acres subject to CUP
ADDRESS (IF AVAILABLE)	TOTAL SITE ACREAGE
portion of 60-75	M-2
TAX MAP /PARCEL(S)	ZONING DISTRICT
Hollywood Farm Road (Rte 601)	
LOCATION OF PROJECT	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input checked="" type="checkbox"/>
Charles W. Payne, Jr. (Agent)	Hirschler Fleischer
NAME	COMPANY
725 Jackson Street, Ste 200	Fredericksburg VA 22401
ADDRESS	CITY STATE ZIP
540-604-2108	540-604-2101
PHONE NUMBER	FAX NUMBER
	cpayne@hf-law.com
	EMAIL ADDRESS


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

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
Mark King	Bowman Consulting
NAME	COMPANY
650-A Nelms Circle	Fredericksburg VA 22406
ADDRESS	CITY STATE ZIP
540-371-0268	540-371-3479
PHONE NUMBER	FAX NUMBER
	mking@bowmanconsulting.com
	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 conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Aria Eroupe LLC

By: 
Signature of Owner/Co Owner
Nooria Abdulali, Member

Nooria Abdul Ali 7/19/2017
Printed Name Date

Signature of Owner/Co Owner

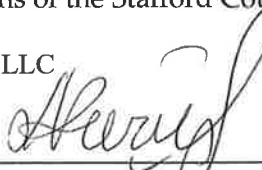
Printed Name Date

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 read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Aria Eroupe LLC

By: 
Signature of Applicant/Agent
Nooria Abdulali, Member

Nooria Abdul Ali 7/19/2017
Printed Name Date

* Additional sheets may be used, if necessary.

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Automobile salvage yard with 20,000 square foot office/warehouse building.

INFORMATION FOR FEE CALCULATIONS

28.0 # of Acres

Type of Conditional Use Permit:

- Standard Conditional Use Permit (including amendments)
- Minor Conditional Use Permit Amendment
- Minor Conditional Use Permit Amendment (when submitted simultaneously with a Minor Proffer Amendment Application)

* See Background Information on page 3 to determine if the request qualifies as a minor amendment.

INFORMATIONAL

Previous Resolution # _____

Zoning District M-2

Proposed Use(s) automobile salvage yard

Review Fee Calculations

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

Section I. Standard Conditional Use Permit:

A. Base Fee: (Required)	\$ <u>9,750.00</u>
B. General Fee: (If greater than 5 acres)	
(<u>28</u> Acres – 5) X \$125	\$ <u>2,875.00</u>
C. Fire & Rescue Review Fee (required).....	\$ <u>95.00</u>
D. Utilities Department Review Fee (required).....	\$ <u>95.00</u>
E. Public Works Review Fee (required).....	\$ <u>120.00</u>
F. Traffic Impact Analysis Review Fee: (If TIA required)	
Volume <1,000 VPD	\$200.00
Volume >1,000 VPD	\$ <u>n/a</u>
G. Adjacent Property Notification (required):	
(<u>21</u> Adjacent properties) X \$6.48	\$ <u>136.08</u>
Sub-total (Add appropriate amounts from lines A thru G above).....	\$ <u>13,071.08</u>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>359.45</u>
TOTAL (Sub-total + H. Technology Fee)	\$ <u>13,430.53</u>

Section II. Minor Conditional Use Permit Amendment:

A. General Fee:	\$ <u>6,190.00</u>
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 III. Minor Conditional Use Permit Amendment (when submitted simultaneously with a Minor Proffer Amendment Application):

A. General Fee:	\$ <u>3,095.00</u>
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).....	\$ _____

MAKE CHECK PAYABLE TO "STAFFORD COUNTY"

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>60-75E</u>	<u>KELLY STEVE & MARY</u>	
TAX MAP / PARCEL	NAME	
<u>189 HOLLYWOOD FARM ROAD</u>		
MAILING ADDRESS		
<u>FALMOUTH VA 22405-3739</u>		
CITY	STATE	ZIP

<u>60-80A</u>	<u>GRIGG DONA ELEN TRUSTEE</u>	
TAX MAP / PARCEL	NAME	
<u>176 HOLLYWOOD FARM ROAD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG VA 22405-3708</u>		
CITY	STATE	ZIP

<u>60-79E</u>	<u>DESHAZO THOMAS L</u>	
TAX MAP / PARCEL	NAME	
<u>94 HOLLYWOOD FARM RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG VA 22405-3706</u>		
CITY	STATE	ZIP

<u>60-79F</u>	<u>TANKERSLEY CHESTER E & LAVONDA S</u>	
TAX MAP / PARCEL	NAME	
<u>124 HOLLYWOOD FARM RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG VA 22408-8212</u>		
CITY	STATE	ZIP

<u>60-77 & 60-76</u>	<u>BOWEN CARY B</u>	
TAX MAP / PARCEL	NAME	
<u>4934 JERICHO RD</u>		
MAILING ADDRESS		
<u>RUTHER GLEN VA 22546-2144</u>		
CITY	STATE	ZIP

<u>60-49</u>	<u>GRAY JOHN A & LAVERNE L</u>	
TAX MAP / PARCEL	NAME	
<u>4 BEL PLAINS DRIVE</u>		
MAILING ADDRESS		
<u>FALMOUTH VA 22405-3414</u>		
CITY	STATE	ZIP

<u>60-50</u>	<u>SULLIVAN MASON SCOTT & RODERICK ERICA A</u>	
TAX MAP / PARCEL	NAME	
<u>290 HOLLYWOOD FARM RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG VA 22405-3709</u>		
CITY	STATE	ZIP

<u>60-51B</u>	<u>GARRETSON JEFFREY W & LAURA S</u>	
TAX MAP / PARCEL	NAME	
<u>313 HOLLYWOOD FARM ROAD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG VA 22405-3740</u>		
CITY	STATE	ZIP

<u>60-57B</u>	<u>BULLOCK JOYCE DIANA</u>	
TAX MAP / PARCEL	NAME	
<u>318 HOLLYWOOD FARM RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG VA 22405-3711</u>		
CITY	STATE	ZIP

<u>60-75A</u>	<u>HICKS NELSON ROSS & JANET L</u>	
TAX MAP / PARCEL	NAME	
<u>306 HOLLYWOOD FARM ROAD</u>		
MAILING ADDRESS		
<u>FALMOUTH VA 22405-3711</u>		
CITY	STATE	ZIP

<u>60-75B</u>	<u>SULLIVAN LUCY</u>	
TAX MAP / PARCEL	NAME	
<u>298 HOLLYWOOD FARM ROAD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG VA 22405-3709</u>		
CITY	STATE	ZIP

<u>60-75F</u>	<u>SULLIVAN GIL C & GERALD P SULLIVAN</u>	
TAX MAP / PARCEL	NAME	
<u>41 FOREST LANE RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG VA 22405-3177</u>		
CITY	STATE	ZIP

<u>60-73C</u>	<u>SULLIVAN GERALD P</u>	
TAX MAP / PARCEL	NAME	
<u>10589 ROOSEVELT DR</u>		
MAILING ADDRESS		
<u>KING GEORGE VA 22485-2120</u>		
CITY	STATE	ZIP

<u>60-73A</u>	<u>SULLIVAN JANICE</u>	
TAX MAP / PARCEL	NAME	
<u>PO BOX 1685</u>		
MAILING ADDRESS		
<u>DAHLGREN VA 22448-1685</u>		
CITY	STATE	ZIP

<u>60-73B</u>	<u>SEO BYUNG SOO & MI KYUNG</u>	
TAX MAP / PARCEL	NAME	
<u>4657 CARISBROOKE LN</u>		
MAILING ADDRESS		
<u>FAIRFAX VA 22030-6117</u>		
CITY	STATE	ZIP

<u>60-73E</u>	<u>DOYLE EDWARD F III</u>	
TAX MAP / PARCEL	NAME	
<u>244 HOLLYWOOD FARM RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG VA 22405-3709</u>		
CITY	STATE	ZIP

<u>60-80C</u>	<u>SAMPSON ROBERT G & BRENDA B</u>	
TAX MAP / PARCEL	NAME	
<u>28 WOODVIEW DR</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG VA 22405-3741</u>		
CITY	STATE	ZIP

<u>60-80D</u>	<u>BUTLER JAMES L JR</u>	
TAX MAP / PARCEL	NAME	
<u>220 HOLLYWOOD FARM ROAD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG VA 22405-3709</u>		
CITY	STATE	ZIP

<u>60-73D</u>	<u>GRIGG WESLEY DAVIS & CYNTHIA DODD</u>	
TAX MAP / PARCEL	NAME	
<u>176 HOLLYWOOD FARM RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG VA 22405-3708</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:	_____

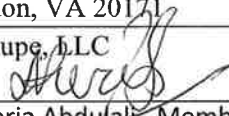
All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability 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 Nooria Abdulali
Name of Company Aria Eroupe LLC

Applicant Address 3308 Stone Heather Ct
Herndon, VA 20171
Aria Eroupe, LLC

Applicant's Signature By: 
Nooria Abdulali, Member

Name of Agent Charles W. Payne, Jr.

Address of Agent 725 Jackson Street, Ste 200, Fredericksburg, VA 22401

2. Type of Application

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

Application Affidavit

Page 2

Applicant: Aria Eroupe LLC

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

3. Property Information

Assessors Parcel(s) 60-75

Address n/a
Hollywood Farm Road

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>Address</u>
<u>Nooria Abdulali</u>	<u>3308 Stone Heather Court, Herndon, VA 20171</u>
<u>Abdulali Halam Biq</u>	<u>3308 Stone Heather Court, Herndon, VA 20171</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: Aria Eroupe LLC

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: Aria Eroupe LLC

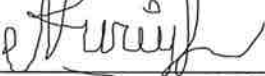
Project Name:	_____
A/P #:	_____
Date:	_____

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 Nooria Abdul Ali

Corporate Office of Signer Member

Signature 

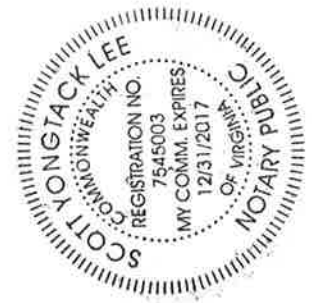
Date 07/19/2017

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 1st day of July, 2017 by
Nooria Abdulali, Member of Aria Eroupe, LLC owner/applicant.

My commission expires: 12/31/2017


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.

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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location of each existing and proposed structure on the site |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | the number of stories, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | height, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | roof line, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | gross floor areas and |
| <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location of all existing and proposed parking and loading areas, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | outdoor trash storage, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | lighting facilities, and |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | pedestrian walkways; |
| | | Sec 28-225(7) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location, height and type of each existing and proposed wall, fence, and other types of screening; |

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(8)
Approximate location and description of all proposed landscaping; |
| <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(11)
Approximate location of all common open space, recreational areas and bufferyards; |
| <input type="checkbox"/> | <input checked="" 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 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.

**CONDITIONAL USE PERMIT
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development Stafford Auto Salvage Yard
Type of development Industrial - M-2
Parcel # 60-75

RECEIVED BUT NOT OFFICIALLY SUBMITTED DATE: _____ INITIALS _____ OFFICIALLY SUBMITTED DATE: _____ INITIALS _____

Traffic Volume Calculations

This site generates:

- 5.1 VPH (insert the highest VPH)
- 30.2 VPD on state controlled highways (insert highest volume).
- 4.8 Peak AM (VPH)
- 5.1 Peak PM (VPH)
- 0.5 Peak Saturday (VPH)
- 30.2 VPD highest intensity*

Attach a page showing the calculations and the ITE trip generation codes to this form.

Minimum Thresholds to submit a TIA

Any proposal that generates 150 or more vehicle trips per day above the existing use, and the site meets the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements. See "VDOT Traffic Impact Analysis Requirements" table on next page.

Trip Generation Calculation Guidelines

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site's connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be developed at a higher intensity, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The only exception is if proffers limit the area and type of uses.

STAFFORD SALVAGE YARD
VEHICLE TRIPS CALCULATIONS

ITE TRIP GENERATION MANUAL, 7TH EDITION
 PROPOSED USE: AUTO SALVAGE YARD
 # OF EMPLOYEES: 10

LAND USE CODE #	LAND USE NAME	PAGE	TIMEFRAME	AVG RATE	PER	CALCULATION
110	GENERAL LIGHT INDUSTRIAL	90	WEEKDAY	3.02	EMPLOYEE	30.2
110	GENERAL LIGHT INDUSTRIAL	93	AM PEAK	0.48	EMPLOYEE	4.8
110	GENERAL LIGHT INDUSTRIAL	94	PM PEAK	0.51	EMPLOYEE	5.1
110	GENERAL LIGHT INDUSTRIAL	96	SATURDAY PEAK	0.05	EMPLOYEE	0.5

NOTE: THE ITE TRIP GENERATION MANUAL DOES NOT CONTAIN A SPECIFIC AUTO SALVAGE YARD USE.

VDOT Traffic Impact Analysis Requirements

Process		Threshold	Review Process*	Fee**
Comprehensive Plan and Plan Amendments (including small area plans)		5,000 VPD on state-controlled highways, or Major change to infrastructure / transportation facilities	Application submitted to VDOT for review and comment VDOT may request a meeting with the locality within 30 days Review to be completed in 90 days or later if mutually agreed	\$1000 covers first and second review. No fee if initiated by locality or public agency. No fee for citizens' organization or neighborhood association proposing plan amendments.
Rezoning	Residential Low Volume Road Submission	400 VPD AND exceeds the current traffic volume on a state controlled highway	VDOT or local TIA (certified by VDOT) and Application submitted to VDOT for review and comment VDOT may request a meeting with the locality & applicant within 45 days Review to be completed in 120 days if VDOT requests a meeting Otherwise review to be completed in 45 days	For first and second review: \$250 - Low Volume Rd \$1000 - All other submissions
	All Other Land Uses including residential	5,000 VPD on state controlled highways, or 5,000 VPD on locality maintained streets AND within 3000 feet of a state controlled highway	NOTE: When a related comprehensive plan revision and rezoning proposal are being considered concurrently for the same geographical area, then only a rezoning TIA package is required.	No fee if initiated by locality or public agency No fee if using a VDOT TIA prepared for a small area plan

* For proposals generating less than 1000VPH the locality and/or applicant may request a Scope of Work Meeting with VDOT. For proposals generating 1000 VPH or more the locality and/or applicant shall hold a Scope of Work Meeting with VDOT.

** Third or subsequent submissions require additional fee as though they were an initial submission.

Filing Dates and Public Hearing Schedules

REZONING AND CONDITIONAL USE PERMIT APPLICATIONS

Final Application Date	Initial Comments Provided to Applicants	Potential Planning Commission Public Hearing *	Potential Board of Supervisors Public Hearing **
June 19, 2015	July 24, 2015	September 23, 2015	October 20, 2015
July 17, 2015	August 28, 2015	October 28, 2015	January 19, 2016
August 21, 2015	September 25, 2015	December 9, 2015	January 19, 2016
September 18, 2015	October 23, 2015	January 13, 2016	February 16, 2016
October 16, 2015	November 25, 2015	January 27, 2016	March 1, 2016
November 20, 2015	December 23, 2015	February 24, 2016	April 5, 2016
December 18, 2015	January 22, 2016	March 23, 2016	May 3, 2016
January 15, 2016	February 26, 2016	April 27, 2016	June 7, 2016
February 19, 2016	March 25, 2016	May 25, 2016	July 5, 2016
March 18, 2016	April 22, 2016	June 22, 2016	August 2, 2016
April 15, 2016	May 27, 2016	July 27, 2016	September 6, 2016
May 20, 2016	June 24, 2016	August 24, 2016	October 4, 2016
June 17, 2016	July 22, 2016	September 28, 2016	November 8, 2016
July 15, 2016	August 26, 2016	October 26, 2016	December 6, 2016
August 19, 2016	September 23, 2016	December 14, 2016	January 17, 2017

* Subject to receipt of final applicant resubmission 30 days in advance of public hearing date.

** Board of Supervisors date subject to change depending on dates of Planning Commission action.

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Account Payment Total: \$109.81
Total Amount Paid: \$109.81

Account Payment Details

Real Estate - 337460-039758
Amount Paid: \$109.81
ARIA EROUPE LLC
3308 STONE HEATHER CT
HERNDON, VA 20171

Payment Type: ACH / eCheck
Transaction ID: 22670004
Payment Date: 7/19/2017 6:52:53 AM

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COUNTY OF STAFFORD, VIRGINIA: 1300 Courthouse Road, Stafford, VA 22554

ARIA EROUPE LLC 08-15

1123

88-1/510 VA
464

DATE July 29, 2017

PAY TO THE ORDER OF

County of Stafford
Thirteen thousand four hundred thirty five and 53/100 DOLLARS \$ 13,430.53

Bank of America

ACH R/T 081000017

FOR application fee

⑆001123⑆ ⑆051000017⑆ 435034442115⑆

[Signature]
MP