

CONDITIONAL USE PERMIT

APPLICATION

20153586



AUGUST 2019

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.

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. Applications are due the third Friday of any month. Public hearings are required by the Planning Commission and Board of Supervisors. Public hearing dates will be determined based on application filing date, date application is deemed complete, and available meeting dates.

Application Submittal Checklist

-
- ☒ Completed **"Project Information & Primary Contacts"** form (Page 7)
 - ☒ Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 8)
 - ☒ Signed and Notarized **Owner's Consent Statement** (if applicant/agent is not the owner)
 - ☒ Completed **"General Information"** sheet (Page 9)
 - ☒ Completed **"Review Fee Calculation"** sheet and appropriate Fees payable to "County of Stafford" (Page 10)
 - ☒ Completed **"List of Adjoining Property Owners"** (Pages 12 & 13)
 - ☒ Completed **"Application Affidavit"** (Pages 14 – 17)
 - ☒ Completed **"Checklist for Generalized Development Plans"** (Pages 18 & 19)
 - ☒ Completed **"Transportation Impact Analysis Determination Form"** (Page 20)
 - ☒ 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**
 - ☒ Completed **Transportation Impact Analysis (TIA)**, if required (Five (5) paper copies with electronic copies or ftp site) *N/A*
-

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 18 & 19)

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

PROJECT INFORMATION

PROJECT # _____

SOUTH RIDGE CHURCH

PROJECT NAME

SECTION _____

2020 International PKWY Fredericksburg VA 22406

ADDRESS (IF AVAILABLE)

TOTAL SITE ACREAGE _____

44-119L

TAX MAP /PARCEL(S)

ZONING DISTRICT _____

2020 International PKWY Fredericksburg VA 22406

LOCATION OF PROJECT

APPLICANT/AGENT (Provide attachment if
Applicant and Agent differ)

Primary Contact Person ☐

South Ridge Church Inc c/o Jeff Geyer South Ridge Church, Inc.

NAME

COMPANY

428 Hartwood Road Fredericksburg, VA 22406

ADDRESS

CITY

STATE

ZIP

469-713-7970

PHONE NUMBER

FAX NUMBER _____

Jeff.Geyer@Southridge.us

EMAIL ADDRESS

OWNER (Provide attachments if multiple owners)

Primary Contact Person ☐

Same as applicant

NAME

COMPANY

ADDRESS

CITY

STATE

ZIP

PHONE NUMBER

FAX NUMBER _____

EMAIL ADDRESS _____

PROFESSIONAL (Engineer, Surveyor, etc.)

Primary Contact Person ☐

Sinan Rayyan

NAME

Freeland Engineering PC

COMPANY

10814 Courthouse Rd. Fredericksburg VA 22408

ADDRESS

CITY

STATE

ZIP

540-898-3092

PHONE NUMBER

FAX NUMBER _____

Srayyan@freelandengineeringpc.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.



Signature of Owner/Co Owner

JEFF GEYER

Printed Name

10/26/2020

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.

Signature of Applicant/Agent

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

Construct an approximately 10,963 SF of Church building
with Parking Lot (54 and 4 Handicap parking spaces).
The site will have 2 Commercial entrances from the road.

INFORMATION FOR FEE CALCULATIONS

2.451 # of Acres

Type of Conditional Use Permit:

- ☒ Standard Conditional Use Permit (including amendments)
- ☐ Minor Conditional Use Permit Amendment *
- ☐ Minor Conditional Use Permit Amendment (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 # N/A

Zoning District M-1 (Light Industrial)

Proposed Use(s) CHURCH (Religious Building)

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)	
(_____ Acres – 5) X \$125	\$ _____
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	\$400.00
G. Adjacent Property Notification (required):	
(<u>4</u> Adjacent properties) X \$6.48	\$ <u>25.92</u>
Sub-total (Add appropriate amounts from lines A thru G above).....	\$ <u>10,085.92</u>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>277.36</u>
TOTAL (Sub-total + H. Technology Fee).....	\$ <u>10,363.00</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: \$ 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)..... \$ _____

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.

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>44-119LK</u>	<u>JEFFREY L. LEHEW FAMILY LLC VI</u>	
TAX MAP / PARCEL	NAME	
<u>40 DIGITAL PLAZA</u>		
MAILING ADDRESS		
<u>FRON ROYAL</u>	<u>VIRGINIA</u>	<u>22630</u>
CITY	STATE	ZIP

<u>45N-26-N</u>	<u>ENGLAND RUN NORTH HOMEOWNERS ASSOC.</u>	
TAX MAP / PARCEL	NAME	
<u>11351 RANDOM HILLS RD STE 500</u>		
MAILING ADDRESS		
<u>FAIRFAX</u>	<u>VIRGINIA</u>	<u>22030</u>
CITY	STATE	ZIP

<u>44-119F</u>	<u>BRANDY HILL BUSINESS PARK PROPERTY</u>	
TAX MAP / PARCEL	NAME	
<u>14145 BRANDYWINE RD.</u>		
MAILING ADDRESS		
<u>BRANDYWINE</u>	<u>MARYLAND</u>	<u>20613</u>
CITY	STATE	ZIP

<u>44-119D</u>	<u>BFCDS LLC</u>	
TAX MAP / PARCEL	NAME	
<u>2005 INTERNATIONAL PKWY</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22404</u>
CITY	STATE	ZIP

<u></u>	<u></u>	
TAX MAP / PARCEL	NAME	
<u></u>		
MAILING ADDRESS		
<u></u>	<u></u>	<u></u>
CITY	STATE	ZIP

<u></u>	<u></u>	
TAX MAP / PARCEL	NAME	
<u></u>		
MAILING ADDRESS		
<u></u>	<u></u>	<u></u>
CITY	STATE	ZIP

<u></u>	<u></u>	
TAX MAP / PARCEL	NAME	
<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

JEFF GEYER

Name of Company

SOUTH DOGE CHURCH

Applicant Address

428 HARTWOOD ROAD
FREDERICKSBURG VA 22406

Applicant's Signature



Name of Agent

Address of Agent

2. Type of Application



Conditional Use Permit



Variance



Rezoning



Special Exception

Application Affidavit

Page 2

Applicant: JEFF GEYER
SOUTH RIDGE CHURCH

Project Name: _____

A/P #: _____

Date: _____

3. Property Information

Assessor's Parcel(s) 44-119L

Address 2020 International PKWY
FREDERICKSBURG VA 22406

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>
<u>(SEE ATTACHED)</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 shareholders.

<u>Name of Members</u>	<u>Address</u>
<u>(SEE ATTACHED)</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: JEFF GEYER
SOUTH RIDGE CHURCH

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

<u>CHAD HUBBARD</u>	<u>SECRETARY</u>
<u>SCOTT HARVEY</u>	<u>TREASURER</u>
<u>STEWART EMMERHER</u>	<u>MEMBER</u>
<u>JEFF GEYER</u>	<u>PRESIDENT</u>
_____	_____

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.

Name

Address, including zip code, no P.O. Box please

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: JEFF GEYER
SOUTH RIDGE CHURCH

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 JEFF GEYER

Corporate Office of Signer SOUTH RIDGE CHURCH

Signature _____

Date 11/2/2020

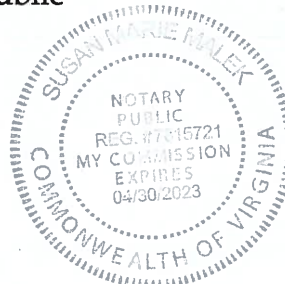
COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 02 day of NOV, 2020 by

Jeff Geyer owner/applicant.

My commission expires: 01/30/2023

Susan Marie Malek
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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(3) |
| | | Approximate locations and identification of any easements and rights-of-way on or abutting the site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(5) |
| | | Identification and location of uses and structures on all abutting properties; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(6) |
| | | 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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(7) |
| | | 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 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 checked="" type="checkbox"/> | <input 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.

Narrative and Impact Statement

Conditional Use Permit for South Ridge Church, LLC

South Ridge Church, LLC hereby seeks a conditional use permit ("CUP") to establish a 10,963 square-foot church building and a parking lot on a parcel of land shown on the records for the County of Stafford ("County") Commissioner of the Revenue at Tax Map Parcel Number 44 – 119L (the "Property").

Background

The Property is an approximately 2.45-acre, vacant tract of land which is zoned to the County's as M-1 Light Industrial Zoning District, and is located within the County's Falmouth Election District. The parcel was subdivided from an approved and adopted with proffer by the county Board of Supervisors a subdivision by the name of Stafford Industrial Park, Section 3 on or about February, 2002.

South Ridge Church seeks the CUP in order to construct a church building in a light industrial zoned subdivision, which could not construct by-right. Therefore, a CUP is required to establish such use in the County's Falmouth Election District.

As shown on the Generalized Development Plan prepared by Freeland Engineering PC (the "GDP"), South Ridge Church to develop the Property with an approximately 10,936 square foot religious place/building for prayer, a parking lot with two entrances. The proposed Project will result in a floor area ratio ("FAR") of 0.10, which is well-below the maximum intensity of 0.70 FAR permitted under the County's Zoning Ordinance. The open space ratio for the Project is approximately 52% as shown on the GDP, which exceeds the 25% minimum requirement of the County's Zoning Ordinance.

Impact of the Project

1. Transportation Impact

Access to the Project will be accommodated through 2 entrances along International PKWY access as authorized and as shown on the GDP.

Pursuant to the trip generation rates established by the ITE Manual, 7th and 10th edition, the use proposed by the Project is expected to generate a total of 146 average vehicle trips per day based on the 120 seats for the church auditorium with peak hourly vehicles of 75 am and 75 pm, no church service on Saturday. 146 is less than 150 the threshold for the ITE required analysis. Therefore, ITE analysis will not be required.

2. Utility Impact

Water: The Property is within the Urban Services Area and will be served by public water. The Property is located within a pressure zone 480 (the Celebrate Virginia Tank). There is an existing 8" waterline connection to serve the Property as shown on the GDP on International PKWY. The estimated water demand for this Project is approximately 2,200 gallons per day ("gpd") based on the building size and historical data from similar facilities. There is a sufficient water pressure and capacity to serve the proposed Project. There is also an existing fire hydrant located in the vicinity on International PKWY and within 200 feet of reach to the entire proposed building.

Sewer: The Property is within the Urban Services Area and will be served by public sewer. As shown on the GDP, there is an existing sanitary sewer connection to serve the Project located along International PKWY. The sanitary sewer generated from the Property will flow to the Little Falls Run Wastewater Treatment Plant. The estimated sewer flow for this Project is approximately 2,200 gpd based on the size of the proposed building and historical data from similar facilities. The existing sanitary sewer capacity and infrastructure are sufficient to serve the sewage volumes generated from this Project.

Storm Drainage/Stormwater: There is an existing stormwater management facility

("SWM") pond #1 a regional SWM located on the parcel to the south of the project, which provides predetermined detention to serve the water quantity of the project and is determined sufficient to serve the stormwater quantity needs. Water quality impact will be treated through the purchase of nutrient credits from an available nutrient bank.

3. Other Impacts

Adjacent properties: The Property is bounded to the south west by International PKWY and to the north and south by Brandy Hill Business Park which is under construction to the north and vacant to the south, Falls Run Creek and England Run North Subdivision, Homeowner Association to the east and north east. The South Ridge Church use proposed by this CUP will not adversely impact or impede the development of adjacent properties.

Noise, Dust and Smoke Impacts: The Project will not generate adverse impacts to users or adjacent property owners from excess noise, dust, or smoke. In addition, any noise impacts generated by the church operations will be mitigated by the landscaping/buffers generally depicted on the GDP which will be provided in compliance with the applicable requirements of the County's Zoning Ordinance.

Environmental Impacts: None have been identified on the Property.

Historic Resources, Cemeteries, and Endangered Species: None have been identified on the Property.

Fire and Rescue: The Project will be served by the Stafford County Fire and Rescue Station 12, which is located within 5 miles from the Property. The proposed Project will not have a significant impact on the County's levels of service for fire and rescue.

**CONDITIONAL USE PERMIT
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development South Ridge Church
Type of development
Parcel # 44-119L

RECEIVED BUT NOT OFFICIALLY SUBMITTED
DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED

DATE: _____ INITIALS _____

Traffic Volume Calculations

This site generates:

75 VPH (insert the highest VPH)

607 VPD on state controlled highways (insert highest volume).

75 Peak AM (VPH)

75 Peak PM (VPH)

N/A Peak Saturday (VPH)

146 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.

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.



October 26, 2020

Stafford County Department of Planning & Zoning
1300 Courthouse Road
PO Box 339
Stafford VA 22555-0339

To Whom It May Concern:

In re: to signer authorization, our church functions as a pastor/staff-led, volunteer-driven, and elder-guarded local church. Our Elder Board oversees the organizational decisions on behalf of the church, including financial indebtedness.

According to our church's bylaws, our Board of Directors, also referred to as Elders, "The President can sign contracts to bind the Church once approved by the Board or according to its procedures. However, the Board may authorize any officer or officers, agent or agents of the Church, in addition to the officers so authorized by these Bylaws, to enter into any contract or execute and deliver any instrument in the name of or on behalf of the Church, including real estate transactions once proper approval has been sought and obtained. Such authority may be general or confined to specific instances. All contracts for major services or expenditures should be reviewed by a competent attorney." (Article 9, Section 6)

On October 25, 2020, it was unanimous to move forward with any applications in regards to 2020 International Parkway Fredericksburg VA 22406.

Thank you for honoring this request.

Sincerely,

Chad Hubbard
Secretary of the Board

SOUTH RIDGE CHURCH
PO Box 310 Hartwood, VA 22471

State Corporation Commission Clerk's Information System

Principal Information

Title	Director	Name	Address	Last Updated
Secretary	Yes	CHAD HUBBARD	10757 Downtonn Ave., Spotsylvania, VA, 22553 - 0000, USA	05/20/2020
	Yes	STEWART EMENHEISER	170 TYSON COURT, FREDERICKSBURG, VA, 22406 - 0000, USA	05/18/2018
P (LEAD PASTOR)	Yes	JEFFREY GEYER, JR.	428 HARTWOOD RD, FREDERICKSBURG, VA, 22406 - 0000, USA	05/18/2018
Treasurer	Yes	SCOTT HARTLEY	15 HARTWOOD VALLEY CT., FREDERICKSBURG, VA, 22406 - 0000, USA	05/18/2018

MEMBER INFORMATION:

Member Information: No Membership Provisions
Provided

Stafford County Real Estate Tax Search/Payment**Owner**

Name / Mailing Address:
SOUTH RIDGE CHURCH INC
PO BOX 310 HARTWOOD VA 22471-0310

Property Description

Map #: 44-119L
Alt. ID/PIN: 46185
Legal: 2020 INTERNATIONAL PKWY

Current Assessment

Land Value: \$320,700
Improvement Value: \$0
Total Taxable Value: \$320,700

[View Real Estate Details](#)

Invoice History

Total Due: \$1,555.40 Total Tax Paid: \$30,542.40 (Recent Payment Amount) \$1,555.40
Total Penalty/Int Paid: \$290.26
Total Fees Paid: \$0.00
Total Other Assessments: \$1,136.26

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2020	45036	Real Estate	12/7/2020	0.970	\$1,555.40	\$0.00	\$0.00	\$1,555.40	\$0.00	
2020	45036	Real Estate	6/5/2020	0.970	\$1,555.40	\$0.00	\$0.00	\$0.00	\$1,555.40	6/8/2020
2019	45068	Real Estate	12/5/2019	1.010	\$1,079.69	\$0.00	\$0.00	\$0.00	\$1,079.69	5/17/2019
2019	45068	Real Estate	6/5/2019	1.010	\$1,079.69	\$0.00	\$0.00	\$0.00	\$1,079.69	5/17/2019
2018	45108	Real Estate	12/6/2018	0.990	\$1,058.31	\$0.00	\$0.00	\$0.00	\$1,058.31	5/22/2018
2018	45108	Real Estate	6/5/2018	0.990	\$1,058.31	\$0.00	\$0.00	\$0.00	\$1,058.31	5/22/2018
2017	45151	Real Estate	12/5/2017	0.990	\$1,058.31	\$0.00	\$0.00	\$0.00	\$1,058.31	5/17/2017
2017	45151	Real Estate	6/5/2017	0.990	\$1,058.31	\$0.00	\$0.00	\$0.00	\$1,058.31	5/17/2017
2016	45188	Real Estate	12/5/2016	0.990	\$1,058.31	\$0.00	\$0.00	\$0.00	\$1,058.31	5/24/2016
2016	45188	Real Estate	6/6/2016	0.990	\$1,058.31	\$0.00	\$0.00	\$0.00	\$1,058.31	5/24/2016
2015	45217	Real Estate	12/7/2015	1.019	\$1,089.31	\$0.00	\$0.00	\$0.00	\$1,089.31	5/27/2015
2015	45217	Real Estate	6/5/2015	1.019	\$1,089.31	\$0.00	\$0.00	\$0.00	\$1,089.31	5/27/2015
2014	45255	Real Estate	12/5/2014	1.019	\$1,089.31	\$0.00	\$0.00	\$0.00	\$1,089.31	5/20/2014
2014	45255	Warrenton Road	12/5/2014	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	5/20/2014
2014	45255	Real Estate	6/5/2014	1.019	\$1,089.31	\$0.00	\$0.00	\$0.00	\$1,089.31	5/20/2014
2014	45255	Warrenton Road	6/5/2014	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	5/20/2014
2013	45296	Real Estate	12/5/2013	1.070	\$1,143.83	\$0.00	\$0.00	\$0.00	\$1,143.83	5/24/2013
2013	45296	Warrenton Road	12/5/2013	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	5/24/2013
2013	45296	Real Estate	6/5/2013	1.070	\$1,143.83	\$0.00	\$0.00	\$0.00	\$1,143.83	5/24/2013
2013	45296	Warrenton Road	6/5/2013	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	5/24/2013

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2012	45325	Real Estate	12/5/2012	1.070	\$1,143.83	\$0.00	\$0.00	\$0.00	\$1,143.83	6/6/2012
2012	45325	Warrenton Road	12/5/2012	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	6/6/2012
2012	45325	Real Estate	6/19/2012	1.070	\$1,143.83	\$0.00	\$0.00	\$0.00	\$1,143.83	6/6/2012
2012	45325	Warrenton Road	6/19/2012	0.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	6/6/2012
2011	45355	Real Estate	12/5/2011	1.080	\$1,154.52	\$0.00	\$0.00	\$0.00	\$1,154.52	5/24/2011
2011	45355	Warrenton Road	12/5/2011	0.099	\$105.83	\$0.00	\$0.00	\$0.00	\$105.83	5/24/2011
2011	45355	Real Estate	6/6/2011	1.080	\$1,154.52	\$0.00	\$0.00	\$0.00	\$1,154.52	5/24/2011
2011	45355	Warrenton Road	6/6/2011	0.099	\$105.83	\$0.00	\$0.00	\$0.00	\$105.83	5/24/2011
2010	45388	Real Estate	12/6/2010	1.100	\$1,175.90	\$117.59	\$10.77	\$0.00	\$1,304.26	3/9/2011
2010	45388	Warrenton Road	12/6/2010	0.099	\$105.83	\$10.58	\$1.17	\$0.00	\$117.58	3/9/2011
2010	45388	Real Estate	6/7/2010	1.100	\$1,175.90	\$0.00	\$0.00	\$0.00	\$1,175.90	6/4/2010
2010	45388	Warrenton Road	6/7/2010	0.099	\$105.83	\$0.00	\$0.00	\$0.00	\$105.83	6/4/2010
2009	45412	Real Estate	12/7/2009	0.840	\$1,346.94	\$134.69	\$0.30	\$0.00	\$1,481.93	2/11/2010
2009	45412	Warrenton Road	12/7/2009	0.081	\$129.88	\$12.99	\$2.17	\$0.00	\$145.04	2/11/2010
2009	45412	Real Estate	6/5/2009	0.840	\$1,346.94	\$0.00	\$0.00	\$0.00	\$1,346.94	6/18/2009
2009	45412	Warrenton Road	6/5/2009	0.081	\$129.88	\$0.00	\$0.00	\$0.00	\$129.88	6/18/2009
2008	45461	Real Estate	12/5/2008	0.840	\$1,346.94	\$0.00	\$0.00	\$0.00	\$1,346.94	11/18/2008
2008	45461	Warrenton Road	12/5/2008	0.081	\$173.14	\$0.00	\$0.00	\$0.00	\$173.14	11/18/2008
2008	45461	Warrenton Road	6/5/2008	0.081	\$173.14	\$0.00	\$0.00	\$0.00	\$173.14	5/27/2008
2008	45461	Real Estate	6/5/2008	0.840	\$1,346.94	\$0.00	\$0.00	\$0.00	\$1,346.94	5/27/2008
2007	45516	Warrenton Road	12/5/2007	0.100	\$106.90	\$0.00	\$0.00	\$0.00	\$106.90	11/19/2007
2007	45516	Real Estate	12/5/2007	0.700	\$748.30	\$0.00	\$0.00	\$0.00	\$748.30	11/19/2007
2007	45516	Real Estate	6/5/2007	0.700	\$748.30	\$0.00	\$0.00	\$0.00	\$748.30	5/29/2007



From: Please_Read_myStafford@egov.com
Subject: Payment Made
Date: November 12, 2020 at 4:44 PM
To: info@southridge.us



Hello from Stafford County,

Thank you for your payment. Below is a copy of your payment details for your records.

Payment Information

Real Estate Account: Real Estate - 349193-046185

Amount Paid: \$1,555.40

Payment Date: 11/12/2020

Total Amount: **\$1,555.40**

Transaction ID: 57929186

If you have questions, please do not reply to this e-mail. Rather call (540) 658-8700 for assistance.