

ZONING RECLASSIFICATION

APPLICATION



JULY 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.

OBJECTION/CONSENT FORM FOR PROPOSED CEMETERIES
(Per Virginia Code § 57-26)

I, _____, am the owner of legal and equitable title of a residence with an address of: _____

_____. I believe my house is located within 250 yard or 250 feet, as applicable and as set out in Va. Code § 57-26, of the nearest point of a cemetery that is proposed to be established at: _____

_____ in the _____ Election District of Stafford County.

Pursuant to Va. Code § 57-26 (attached), which requires in part that a cemetery shall not be established without the consent of a property owner who resides within a certain distance of the proposed cemetery, I hereby _____ (write "object" or "consent") to the establishment of the above cemetery.

I certify that the above information is true and correct.¹

_____	_____
Signature	Print Name
_____	_____
Date	Contact Information (telephone/email)

COMMONWEALTH OF VIRGINIA
County of Stafford, to-wit:

I, the undersigned Notary Public, certify that _____, whose name is signed to the foregoing form, appeared and acknowledged the same before me this ____ day of _____, 20__.

Notary Public

My Commission expires: _____
Notary Registration No.: _____

¹ This form is valid for two (2) years. I understand that I may be contacted by the County to update this form.

Virginia Code § 57-26 (in pertinent part). Restrictions as to location of cemeteries and as to quantity of land.

(1) Restrictions as to location. -- No cemetery shall be hereafter established within a county or the corporate limits of any city or town, unless authorized by appropriate ordinance subject to any zoning ordinance duly adopted by the governing body of such county, city or town; provided that authorization by county ordinance shall not be required for interment of the dead in any churchyard or for interment of members of a family on private property; nor shall any cemetery be established within 250 yards of any residence without the consent of the owner of the legal and equitable title of the residence; provided that subject to the foregoing if the location for the proposed cemetery is separated from any residence by a state highway, it may be established upon such location without the consent of the owner of such residence if it be not less than 250' from the residence at its nearest point thereto; provided such prohibition and restriction shall not apply where the tract of land intended for use as a cemetery is separated from any residence by a state highway and now contains a public or private burial ground and is not within the corporate limits of any city or town; and no cemetery shall be hereafter established, and no burial made in any part of any cemetery, other than a municipal or city cemetery, located within 300 yards of any property owned by any city, town or water company, upon which or a portion of which are now located driven wells from which water is pumped or drawn from the ground in connection with the public water supply.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE ONLY

Received by: _____ **Date:** _____

VERIFICATION

Tax Map Parcel No: _____

Distance of residence from proposed cemetery: _____

Information verified by _____ **Date:** _____

NOTICE

Owner notified of verification by: _____ **Date:** _____

Cemetery applicant notified by: _____ **Date:** _____

Reclassification Application Instructions

1. It is recommended that a preliminary conference should be held with the staff to discuss the application before it is filed.
2. Resolution R16-170 is the policy for the filing of rezoning and proffer amendment applications with Stafford County and is provided in the Appendix of this application. Resolution 19-188 is the policy for processing rezoning and proffer amendment applications with Stafford County and is provided in the Appendix of this application.
3. The application process takes approximately 6 to 9 months from time of submittal to a final decision. The following are the steps involved in the processing of an application:
 - The application is filed. Note that the application can be filed at any time during the month.
 - The application is reviewed by staff for completeness to be deemed to be filed. The department director will provide a written notice to the applicant identifying the date the application is deemed to be filed.
 - If the application is filed by the third Friday of the month, it will be reviewed during the following month.
 - The application is scheduled for the staff Development Review Meeting on the first Wednesday of the following month.
 - Staff provides review comments by the end of the same month.
 - Applicant resubmits application materials in response to staff comments.
 - Staff reviews revised application materials. The length of time for review is dependent on the number of outstanding issues.
 - Once the issues are addressed, the case is scheduled for the next available Planning Commission public hearing. Approximately 1 month is needed to meet public notification requirements.
 - Following the Planning Commission public hearing, the Planning Commission has up to 100 days to make a decision.
 - Following the Planning Commission decision, the case is scheduled for a public hearing with the Board of Supervisors. The Chairman of the Board typically schedules the case, one month after the Planning Commission decision for required public notice.
 - Following the public hearing, the Board of Supervisors must decide to approve or deny the request no later than one year from the date the application is filed, unless extended at the Applicant's written request or consent.
4. Additional information regarding proffers is provided in the Appendix of this application.
5. Pursuant to R19-188, any pending application exceeding 18 months from the date of filing a complete application shall be administratively closed unless a time extension was requested in writing by the applicant and granted by the Board.

Application Submittal Checklist

- n/a Completed **"Objections/Consent Form for Proposed Cemeteries"** (if applicable; for all property owners pursuant to Virginia Code § 57-26) (Page 3 – 4)
- Completed **"Project Information & Primary Contacts"** form (Page 8)
- Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 9)
- Signed and Notarized **Owner's Consent Statement** (if applicant/agent is not the owner)
- Completed **"General Information"** sheet (Page 10)
- Completed **"Review Fee Calculation"** sheet and appropriate fees payable to "County of Stafford" and "Virginia Department of Transportation" (if applicable) (Pages 11 – 13)
- Completed **"List of Adjoining Property Owners"** (Pages 14 & 15)
- Completed **"Application Affidavit"** (Pages 16 – 19)
- Completed **"Checklist for Generalized Development Plans"** (Pages 21 & 22)
- Completed **"Transportation Impact Analysis Determination Form"** (Page 23)
- 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 20)
- Completed **Transportation Impact Analysis (TIA)**, if required (Five (5) paper copies with electronic copies or ftp site) (See **"VDOT Rezoning Package Checklist"**, Page 25)
-

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 21 & 22)

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 26 & 27)

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 28)

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 28.

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> _____
Belmont Park _____ PROJECT NAME	SECTION 180.3 acres 170.7 acres _____ TOTAL SITE ACREAGE
See attached list _____ ADDRESS (IF AVAILABLE)	See attached list _____ ZONING DISTRICT
See attached list _____ TAX MAP/PARCEL(S)	
Warrenton Road (Rte 17) between Sanford Drive and Powell Lane _____ 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) _____ NAME	Hirschler Fleischer _____ COMPANY
725 Jackson Street, Suite 200 _____ ADDRESS	Fredericksburg VA 22401 _____ CITY STATE ZIP
540-604-2108 _____ PHONE NUMBER	540-604-2101 _____ FAX NUMBER
	cpayne@hirschlerlaw.com _____ EMAIL ADDRESS

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

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
Dave Anderson _____ NAME	Timmons Group _____ COMPANY
1001 Boulders Parkway, Suite 300 _____ ADDRESS	Richmond VA 23225 _____ CITY STATE ZIP
804.200.6398 _____ PHONE NUMBER	804.560.1016 _____ FAX NUMBER
	Dave.Anderson@timmons.com _____ EMAIL ADDRESS

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u> _____
Belmont Park _____	_____
PROJECT NAME	SECTION
ADDRESS (IF AVAILABLE) _____	TOTAL SITE ACREAGE _____
TAX MAP /PARCEL(S) _____	ZONING DISTRICT _____
LOCATION OF PROJECT _____	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input type="checkbox"/>
Kevin Sills (Applicant) _____	Belmont Park, LLC _____
NAME	COMPANY
9161 LIBERIA AVE, STE 201 _____	MANASSAS VA 20110 _____
ADDRESS	CITY STATE ZIP
703-928-5113 _____	kms086@aol.com _____
PHONE NUMBER	FAX NUMBER EMAIL ADDRESS

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

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

Project Parcels

<u>Parcel #</u>	<u>Owner</u>	<u>Tax Map No.</u>	<u>Acreage</u>	<u>Current Zoning</u>	<u>Rezoning To</u>	<u>Street Address</u>
1	Mid-Atlantic Real Estate Investments, Inc.	44-91	26.5	A-1	R-3	n/a
2	9161 LIBERIA AVE, STE 201, MANASSAS, VA 20110	44-93E	43.568	A-1	R-5 & R-3	n/a
3	Alpamayo Investment Corp.	44-124	8.9929	R-1	UD-5 & B-3	675 Warrenton Road
4	9421 SW 123RD AVE, MIAMI FL 33186-1921	44-124A	0.4184	R-1	B-3	n/a
5		44-125	0.417	R-1	B-3	681 Warrenton Road
6		44-129	0.3239	R-1	B-3	665 Warrenton Road
7		44-129A	0.7818	R-1	B-3	n/a
8		44-130	0.2798	R-1	B-3	661 Warrenton Road
9		44-130A	0.685	R-1	B-3	n/a
10		44-131	7.9924	R-1	UD-5 & B-3	669 Warrenton Road
11	Golden Investment Empire Corporation 11091 SW 65TH ST, MIAMI, FL 33173	44-132	8.98	R-1	UD-5 & B-3	655 Warrenton Road
12	Estate of Robert G. Burton, Joyce M. Hall, Gloria P. Chittum, Dona Banks, Pamela Banks, Carl Cox, II, Carolyn Ann Payne, Melissa Ferrara, Gloria Payne, Kenneth Payne, Jr., Alfred E. Payne, John Payne, David Payne and Michael T. Payne 126 CAMBRIDGE ST, FALMOUTH, VA 22405	44-144	22	A-1	B-3	66 Hewitt Lane
13	Gloria P. Chittum 64 SANFORD DR, FALMOUTH, VA 22406	44-144B	0.939	A-1	B-3	64 Sanford Drive
14	Glenn H. Cropp, Parish M. Cropp, Linda C. Fines & Rita C. Payne 500 HARTWOOD RD, FREDERICKSBURG, VA 22406	44-93A	22.4	A-1	UD-5 & B-3	102 Sanford Drive
15	Michael T. Payne 31 HEWITT LANE, FALMOUTH, VA 22406	44-144C	0.475	A-1	B-3	31 Hewitt Lane
16	John P. Harris, III, William H. Harris, Frank C. Harris & Athene P. Harris, Trustees of the Frank C. Harris and Athene P. Harris Living Trust 1619 JEFFERSON DAVIS HWY, FREDERICKSBURG, VA 22401	44-138A	11.844	R-1	UD-5 & B-3	n/a
17	State Highway and Transportation Comm	44-137A	12.951	R-1	UD-5 & B-3	627 Warrenton Road

<u>Parcel #</u>	<u>Owner</u>	<u>Tax Map No.</u>	<u>Acreege</u>	<u>Current Zoning</u>	<u>Rezoning To</u>	<u>Street Address</u>
	1111 E BROAD ST 2ND FLOOR RICHMOND VA 23219					
18	Commonwealth of Virginia	44-135	3	R-1	B-3	n/a
19	1111 E BROAD ST 2ND FLOOR RICHMOND VA 23219	44-136	0.17	R-1	B-3	n/a
20		44-136A	0.4705	R-1	B-3	n/a
21	CAMPBELL THURMAN & SHIRLEY JEANE	44C-3-3	0.5216	A-1	R-5	n/a
22	PO BOX 5099, FREDERICKSBURG VA 22403-0699	44C-3-4	0.4621	A-1	R-5	n/a
23		44C-3-5	0.4621	A-1	R-5	n/a
24		44C-3-6	0.4621	A-1	R-5	n/a
25		44C-3-7	0.4592	A-1	R-5	n/a
26		44C-3-8	0.2	A-1	R-5	n/a
27		44C-3-9	0.34	A-1	R-5	n/a
28	MILLS KENNETH G & GRACE F 150 SANFORD DR, FREDERICKSBURG, VA 22406	44-92	1	A-1	R-5	150 Sanford Drive
29	BREDESEN MARK & SAEID ASGHARINIA 134 SPRING STREET, HERNDON VA 20170-5207	44-123A	0.9933	R-1	B-2	691 Warrenton Road
30	ASGHARINIA SAEID & MARK BREDESEN 11205 RICHLAND GROVE DR, GREAT FALLS VA 22066-1104	44-123E	1.4751	M-1	B-2	697 Warrenton Road
31	YADZANI SAM	44-123B	0.318	M-1	B-2	701 Warrenton Road
32	346 WARRENTON ROAD, FREDERICKSBURG VA 22405-1333	44-123D	0.4591	M-1	B-2	n/a

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.



Signature of Owner/Co Owner

Thurman Campbell

Printed Name

09/18/19

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 reclassification as outlined in this application and as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements of this application and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.



Signature of Applicant/Agent

Karen M. Selles

Printed Name

3/19/20

Date

* Additional sheets may be used, if necessary.

Statements of Understanding

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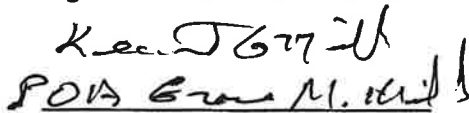


Signature of Owner/Co Owner

Kenneth G. Mills KENNETH G MILLS 10-4-19

Printed Name

Date



Signature of Owner/Co Owner

Grace F. Mills

Printed Name

Date

KENNETH G MILLS

POA GRACE M MILLS 10-7-19

Printed Name

Date

Signature of Owner/Co Owner

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Signature of Applicant/Agent

Kenneth G. Mills 10/6/19

Printed Name


Date

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Signature of Owner/Co Owner


Hassan Sam Yazdani Hassan Yazdani 1/17/2020
Printed Name Date

Signature of Owner/Co Owner

Printed Name Date

Signature of Owner/Co Owner

Printed Name Date

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Signature of Applicant/Agent


Ken M. Sills
Printed Name Date

* Additional sheets may be used, if necessary.


STAFFORD COUNTY
Department of Planning and Zoning

Statements of Understanding

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DocuSigned by:

0DECE372228340C
Signature of Owner/Co Owner

MARK BREDESEN
Printed Name
12/9/2019
Date

DocuSigned by:

4C7DCA28B2304A3
Signature of Owner/Co Owner

Saeid ASGHARINIA
Printed Name
1/17/2020
Date

Signature of Owner/Co Owner

Printed Name
Date

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Signature of Applicant/Agent


Printed Name
Date

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Estate of Robert G. Burton

By: W. Ollie Burton
Signature of Owner/Co Owner

Ollie Burton, Executor 9/14/18
Printed Name Date

Joyce M. Hall
Signature of Owner/Co Owner

Joyce M. Hall 9/15/18
Printed Name Date

Gloria Chittum
Signature of Owner/Co Owner

Gloria Chittum 9-14-18
Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as 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]
Signature of Applicant/Agent

Ken M. Sog 9/20/18
Printed Name Date

* Additional sheets may be used, if necessary.

Statements of Understanding

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Pamela Banks
Signature of Owner/Co Owner

Pamela Banks
Printed Name Date

Carl Cox II
Signature of Owner/Co Owner

Carl Cox, II
Printed Name Date

Dona Banks
Signature of Owner/Co Owner

Dona Banks
Printed Name 9/15/18
Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as 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]
Signature of Applicant/Agent

Karen M. Silva
Printed Name 9/20/18
Date

* Additional sheets may be used, if necessary.

Statements of Understanding

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Carolyn Payne
Signature of Owner/Co Owner

Carolyn Payne Sept. 14-2018
Printed Name Date

Gloria Payne
Signature of Owner/Co Owner

Gloria Payne Sept. 14, 2018
Printed Name Date

Michael T Payne
Signature of Owner/Co Owner

Michael Payne Sept 14, 2018
Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as 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.

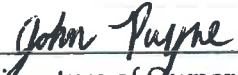
[Signature]
Signature of Applicant/Agent

Karen M. Siles 9/20/18
Printed Name Date


* Additional sheets may be used, if necessary.

Statements of Understanding

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Signature of Owner/Co Owner

John Payne
Printed Name
09/19/2018
Date


Signature of Owner/Co Owner

David Payne
Printed Name
9/19/2018
Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as 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

Karen M. Sills
Printed Name
9/20/18
Date

* Additional sheets may be used, if necessary.

Statements of Understanding


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Signature of Owner/Co Owner

Melissa Ferrara ^{mpt} Ferrara 9/15/18
Printed Name Date


Signature of Owner/Co Owner

Kenneth W. Payne 9/15/18
Printed Name Date


Signature of Owner/Co Owner

Alfred E. Payne 9-14-18
Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as 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

Ken W. Giles 9/20/18
Printed Name Date

* Additional sheets may be used, if necessary.

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Alpamayo Investment Corp.

By: 
Signature of Owner/Co Owner

Julia Sanchez, CEO 7/13/18
Printed Name Date

Golden Investment Empire Corporation

By: 
Signature of Owner/Co Owner

Miriam Sanchez, CEO 7/14/18
Printed Name Date

Signature of Owner/Co Owner

Printed Name Date

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Signature of Applicant/Agent

Ken McSally 2/15/18
Printed Name Date

* Additional sheets may be used, if necessary.

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 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

Glenn H. Cropp 7-20-18
Printed Name Date


Signature of Owner/Co Owner

Parish M. Cropp 7/30/18
Printed Name Date


Signature of Owner/Co Owner

Linda C. Fines 7-21-18
Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as 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

Ken M. Scher 8/15/18
Printed Name Date

* Additional sheets may be used, if necessary.

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 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

Rita C. Payne
Printed Name

7-21-18
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 reclassification 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



Ken M. Scales
Printed Name

8/15/18
Date

* Additional sheets may be used, if necessary.

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 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.

 <hr/> Signature of Owner/Co Owner	John P. Harris, III <hr/> Printed Name	<hr/> Date
 <hr/> Signature of Owner/Co Owner	William H. Harris <hr/> Printed Name	<hr/> Date
<hr/> Signature of Owner/Co Owner	<hr/> Printed Name	<hr/> Date

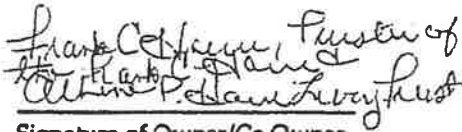
I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements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

 <hr/> Signature of Applicant/Agent	 <hr/> Printed Name	8/15/16 <hr/> Date
---	--	-----------------------

* Additional sheets may be used, if necessary.

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 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.



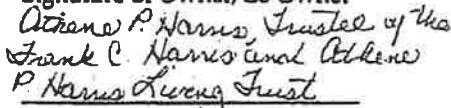
Frank C. Harris, Trustee of the Frank C. Harris
and Athene P. Harris Living Trust

8/23/18

Signature of Owner/Co Owner

Printed Name

Date



Athene P. Harris, Trustee of the Frank C. Harris
and Athene P. Harris Living Trust

8/23/18

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 reclassification 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

Ken W. Sells

Printed Name

3/19/20

Date

* Additional sheets may be used, if necessary.

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 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.

MID-ATLANTIC REAL ESTATE
INVESTMENTS, INC.

By: 
Signature of Owner/Co Owner

Kevin Sills, President
Printed Name 08/30/12
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 reclassification 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.

MID-ATLANTIC REAL ESTATE
INVESTMENTS, INC.

By: 
Signature of Applicant/Agent

Kevin Sills, President
Printed Name Date

* Additional sheets may be used, if necessary.

**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-144 from A-1 to B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

Estate of Robert G. Burton

By: W. Ollie Burton
W. Ollie Burton, Executor

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

The foregoing instrument was acknowledged before me this 9 day of July, 2018, by Ollie Burton, Executor of the Estate of Robert G. Burton.



Adrienne Kay Ohle-Rodriguez
Notary Public

My Commission expires: 2/29/2020
Notary Registration number: 7677158

**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-144 from A-1 to B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

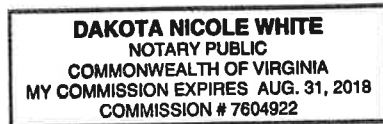
Joyce M. Hall
Joyce M. Hall

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

The foregoing instrument was acknowledged before me this 19 day of July, 2018, by Joyce M. Hall.

Dakota White
Notary Public

My Commission expires: 08/31/2018
Notary Registration number: 7604922



**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-144 from A-1 to B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT


Gloria P. Chittum

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Stafford, to wit:

The foregoing instrument was acknowledged before me this 11th day of July, 2018, by Gloria P. Chittum.


Notary Public

My Commission expires: 11-30-2019
Notary Registration number: 7006421

<p>Matthew Allen Martin Notary Public Commonwealth of Virginia Reg # 7666421 My Commission Expires <u>11-30-19</u></p>

**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-123B & 44-123D from M-1 to B-2 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT


Left

SAM YAZDANI
Hassan

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Spotsylvania, to wit:

The foregoing instrument was acknowledged before me this 24th day of February
2019, by Sam Yazdani.

20
19



Notary Public

My Commission expires: 10-31-21
Notary Registration number: 247015



STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-123A & 44-123E from R-1 and M-1 to B-2 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

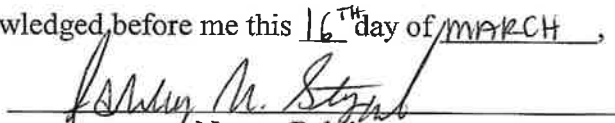
MARK BREDESEN



SAEID ASGHARINIA

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF PRINCE WILLIAM, to wit:

The foregoing instrument was acknowledged before me this 16TH day of MARCH, 2019, by Mark Bredesen.



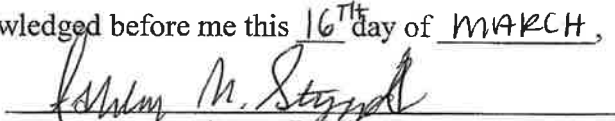
Notary Public

My Commission expires: NOVEMBER 30, 2021
Notary Registration number: 7749800



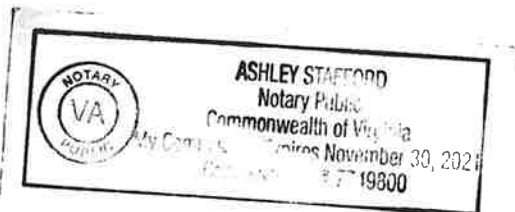
COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF PRINCE WILLIAM, to wit:

The foregoing instrument was acknowledged before me this 16TH day of MARCH, 2019, by Saeid Asgharinia.



Notary Public

My Commission expires: NOVEMBER 30, 2021
Notary Registration number: 7749800



**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-123A & 44-123E from R-1 and M-1 to B-2 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT



MARK BREDESEN

SAEID ASGHARINIA

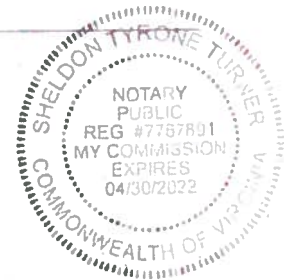
COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fairfax to wit:

The foregoing instrument was acknowledged before me this 4th day of December, 2019, by Mark Bredeesen.



Notary Public

My Commission expires: 4/30/2022
Notary Registration number: 7767891



COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____ to wit:

The foregoing instrument was acknowledged before me this ___ day of _____, 2019, by Saeid Asgharinia.

Notary Public

My Commission expires: _____
Notary Registration number: _____

STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-132 from R-1 to UD-5 and B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

GOLDEN INVESTMENT EMPIRE CORPORATION,
a Florida Profit Corporation

By: _____

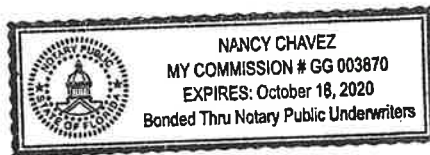
Miriam Sanchez, CEO

STATE OF FLORIDA,
CITY/COUNTY OF MIAMI DADE, to wit:

The foregoing instrument was acknowledged before me this 14TH day of JULY, 2018, by Miriam Sanchez, CEO of GOLDEN INVESTMENT EMPIRE CORPORATION, a Florida Profit Corporation, on behalf of the company.

Notary Public

My Commission expires: 10/18/2020
Notary Registration number: GG 003870



**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcels 44-124, 44-124A, 44-125, 44-129, 44-129A, 44-130, 44-130A and 44-131 from R-1 to UD-5 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

ALPAMAYO INVESTMENT CORP.
a Florida Profit Corporation,

By: [Signature] (SEAL)
Name: Julia Sanchez
Title: CEO



STATE OF FLORIDA,
CITY/COUNTY OF MIAMI DADE, to wit:

The foregoing instrument was acknowledged before me this 12 day of July, 2018, by Julia Sanchez, CEO of ALPAMAYO INVESTMENT CORP., a Florida Profit Corporation, on behalf of the company.

[Signature]
Notary Public

My Commission expires: Nov. 16, 2019
Notary Registration number: FF 936393



**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-144 from A-1 to B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

Dona Banks

Dona Banks

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

The foregoing instrument was acknowledged before me this 12th day of July, 2018, by Dona Banks.

Regis Gerard Rothrauff III
Notary Public

My Commission expires: 11/30/2020
Notary Registration number: 7515735



REGIS GERARD ROTHRAUFF III
NOTARY PUBLIC 7515735
COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES NOVEMBER 30, 2020

**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-144 from A-1 to B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT



Pamela Banks

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Stafford, to wit:

The foregoing instrument was acknowledged before me this 18 day of July,
2018, by Pamela Banks.



Notary Public

My Commission expires: June 30, 2019
Notary Registration number: 7386771

Jillian Dittmann
Notary Public 7386771
Commonwealth of Virginia
My Commission Expires June 30, 2019

**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-144 from A-1 to B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

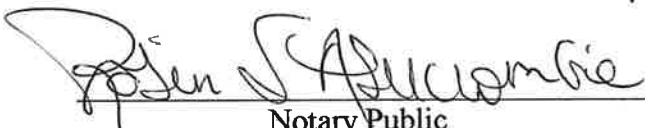
OWNER ACKNOWLEDGMENT & CONSENT



Carl Cox, II

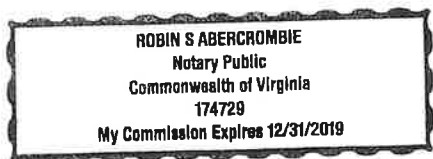
COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Virginia, to wit:

The foregoing instrument was acknowledged before me this 12th day of July, 2018, by Carl Cox, II.



Notary Public

My Commission expires: 12/31/19
Notary Registration number: 174729



STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-144 from A-1 to B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

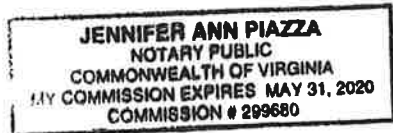
Carolyn Ann Payne
Carolyn Ann Payne

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Orange, to wit:

The foregoing instrument was acknowledged before me this 17 day of July, 2018, by Carolyn Ann Payne.

Jennifer Ann Piazza
Notary Public

My Commission expires: 5/31/2020
Notary Registration number: 299680



STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-144 from A-1 to B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT



Melissa Ferrara

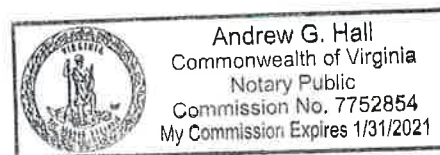
COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Stafford, to wit:

The foregoing instrument was acknowledged before me this 20th day of July, 2018, by Melissa Ferrara.



Notary Public

My Commission expires: 01/31/2021
Notary Registration number: 7752854



**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-144 from A-1 to B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

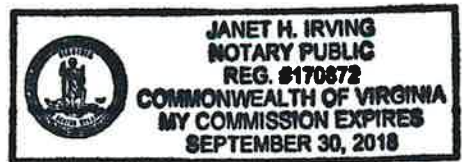
Gloria Payne
Gloria Payne

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

The foregoing instrument was acknowledged before me this 18th day of July, 2018, by Gloria Payne.

Janet H. Irving
Notary Public

My Commission expires: 9/30/18
Notary Registration number: 170872



STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT

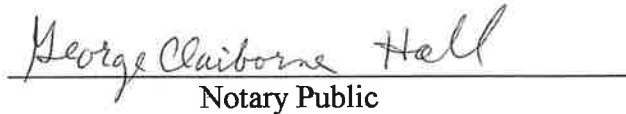
I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-144 from A-1 to B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

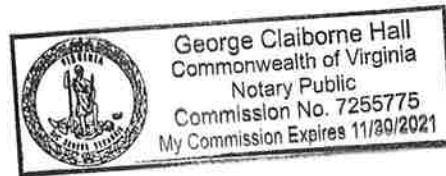

Kenneth Payne, Jr.

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Stafford, to wit:

The foregoing instrument was acknowledged before me this 19 day of July,
2018, by Kenneth Payne, Jr..


Notary Public


My Commission expires: 11/30/2021
Notary Registration number: 7255775



STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-144 from A-1 to B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

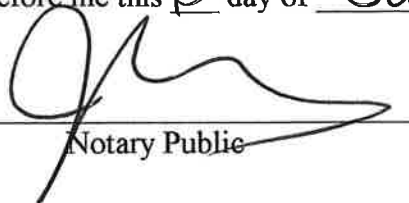
OWNER ACKNOWLEDGMENT & CONSENT



Alfred E. Payne

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Stafford, to wit:

The foregoing instrument was acknowledged before me this 13 day of July, 2018, by Alfred E. Payne.



Notary Public

My Commission expires: 1-31-21
Notary Registration number: 361184

Commonwealth Of Virginia
Jennifer M Books - Notary Public
Commission No. 361184
My Commission Expires 1/31/2021

STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-144 from A-1 to B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT



John Payne

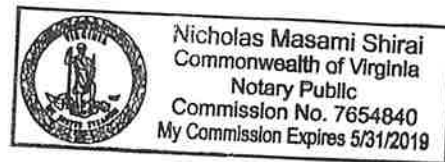
COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Prince William, to wit:

The foregoing instrument was acknowledged before me this 30 day of July,
2018, by John Payne.



Notary Public

My Commission expires: 5/31/2019
Notary Registration number: 7654840



**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-144 from A-1 to B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

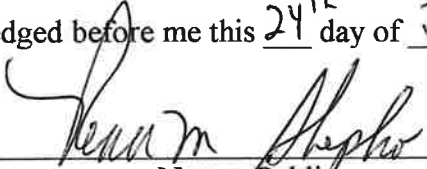
OWNER ACKNOWLEDGMENT & CONSENT



David Payne

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

The foregoing instrument was acknowledged before me this 24th day of July, 2018, by David Payne.



Notary Public

My Commission expires: 2/29/2020
Notary Registration number: 7693831



**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-144 from A-1 to B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

Michael T. Payne
Michael T. Payne

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Stafford, to wit:

The foregoing instrument was acknowledged before me this 11th day of July, 2018, by Michael T. Payne.

Matthew Martin
Notary Public

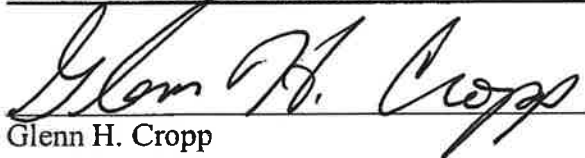
My Commission expires: 11-30-2019
Notary Registration number: 7666421

**Matthew Allen Martin
Notary Public
Commonwealth of Virginia
Reg # 7666421
My Commission Expires 11-30-19**

STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-93A from A-1 to UD-5 and B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT


Glenn H. Cropp

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Stafford, to wit:

The foregoing instrument was acknowledged before me this 20 day of July,
2018, by Glenn H. Cropp.



Notary Public

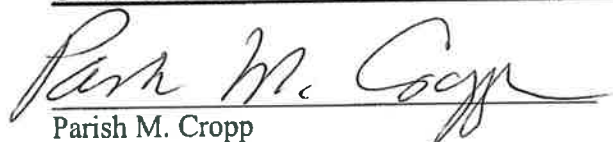
My Commission expires: 06/30/2020
Notary Registration number: 7681772



STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT

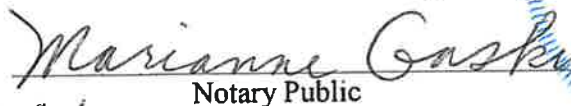
I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-93A from A-1 to UD-5 and B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT


Parish M. Cropp

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fairfax, to wit:

The foregoing instrument was acknowledged before me this 31 day of July, 2018, by Parish M. Cropp.


Notary Public



My Commission expires: 9-30-2021
Notary Registration number: 357063

STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-93A from A-1 to UD-5 and B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

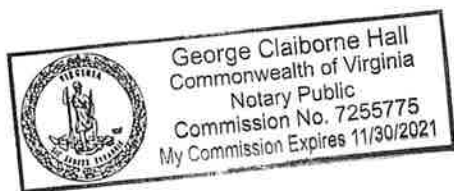
Linda C. Fines
Linda C. Fines

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Stafford, to wit:

The foregoing instrument was acknowledged before me this 21 day of July,
2018, by Linda C. Fines.

George Claiborne Hall
Notary Public

My Commission expires: 11/30/2021
Notary Registration number: 7255775



**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-93A from A-1 to UD-5 and B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

Rita C Payne
Rita C. Payne

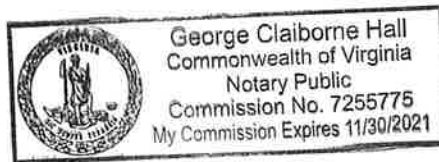
COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Stafford, to wit:

The foregoing instrument was acknowledged before me this 21 day of July,
2018, by Rita C. Payne.

George Claiborne Hall
Notary Public

My Commission expires: 11/30/2021
Notary Registration number: 7255775

9895095.1 040949.00001



**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-138A from R-1 to UD-5 and B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

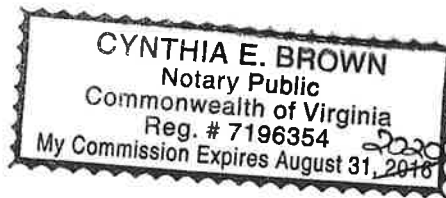

John P. Harris, III

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

The foregoing instrument was acknowledged before me this 21st day of August, 2018, by John P. Harris, III.


Notary Public

My Commission expires: August 31, 2020
Notary Registration number: 7196354



**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-138A from R-1 to UD-5 and B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

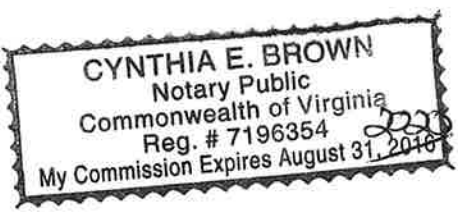
William H Harris
William H. Harris

COMMONWEALTH OF VIRGINIA,
CITY COUNTY OF Fredricksburg, to wit:

The foregoing instrument was acknowledged before me this 2nd day of August, 2018, by William H. Harris.

Cynthia E. Brown
Notary Public

My Commission expires: August 31, 2020
Notary Registration number: 796354



**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-138A from R-1 to UD-5 and B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

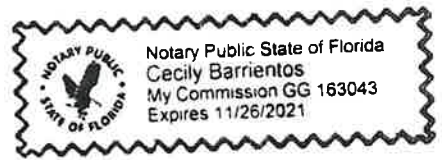
Frank C. Harris, Trustee of Frank C. Harris and Athene P. Harris Living Trust
Frank C. Harris, Trustee of the
Frank C. Harris and Athene P. Harris Living Trust

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF the Duckebery, to wit:

The foregoing instrument was acknowledged before me this 23 day of August, 2018, by Frank C. Harris, Trustee of the Frank C. Harris and Athene P. Harris Living Trust.

C. Barrientos
Notary Public

My Commission expires: 11/26/21
Notary Registration number: 1103043



**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-138A from R-1 to UD-5 and B-3 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

Athene P. Harris, Trustee of the Frank C. Harris and Athene P. Harris Living Trust
Athene P. Harris, Trustee of the
Frank C. Harris and Athene P. Harris Living Trust *Living Trust*

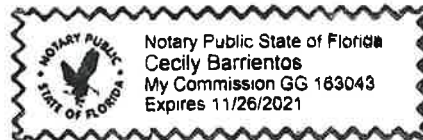
COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

The foregoing instrument was acknowledged before me this 23 day of August, 2018, by Athene P. Harris, Trustee of the Frank C. Harris and Athene P. Harris Living Trust.

Cecily Barrientos

Notary Public

My Commission expires: 11/26/21
Notary Registration number: 163043



STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcels 44-C-3-3, 44C-3-4, 44C-3-5, 44C-3-6, 44C-3-7, 44C-3-8 and 44C-3-9 from A-1 to R-5 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT



THURMAN CAMPBELL

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Fredericksburg, to wit:

The foregoing instrument was acknowledged before me this 18th day of September, 2019, by Thurman Campbell.



Notary Public

My Commission expires: 8/31/2022
Notary Registration number: 4060695



**STAFFORD COUNTY REZONING APPLICATION
OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, MID-ATLANTIC REAL ESTATE INVESTMENTS, INC., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit or other land use or permitting applications necessary to rezone and develop Tax Map Parcel 44-92 from A-1 to R-5 or other zoning designation as Applicant may reasonably determine, and further authorize Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNER ACKNOWLEDGMENT & CONSENT

Kenneth G Mills
KENNETH G. MILLS

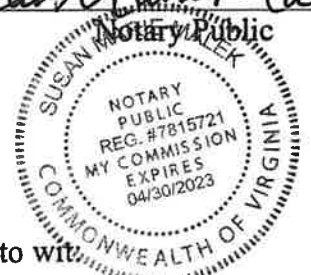
Kenneth G Mills POA Grace Mills
GRACE F. MILLS

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF STAFFORD, to wit:

The foregoing instrument was acknowledged before me this 4 day of OCT, 2019, by Kenneth G. Mills.

Susan Marie Malek
Notary Public

My Commission expires: 04/30/2023
Notary Registration number: 7815721

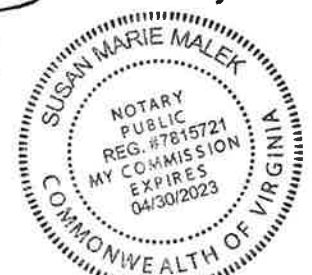


COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF STAFFORD, to wit:

The foregoing instrument was acknowledged before me this 4 day of OCT, 2019, by Grace F. Mills.

Susan Marie Malek
Notary Public

My Commission expires: 04/30/2023
Notary Registration number: 7815721



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **Grace M. Mills**, do hereby designate and appoint my husband, **Kenneth G. Mills**, to be my attorney-in-fact, to do for me, in my place and stead, any and all acts which I myself can or could do, including but not limited to the following:

1. To take possession of, take care of, hold, manage, lease, let, renew leases upon, re-let, sell, convey, mortgage, pledge, hypothecate, convey in trust to secure payment of any indebtedness contracted by me or on my behalf of my attorney-in-fact, or otherwise encumber, quit-claim, insure and keep insured against loss or damage from any cause for which insurance coverage is available, demolish in whole or in part, repair, improve, or build additions to any buildings or other improvements, store, invest in, and protect all or any property real and person, or any part, portion, or parcel thereof, wheresoever located, now or hereafter owned by me, or hereafter acquired for me by my attorney-in-fact whether the interest in my property, or in the property hereafter acquired by me or for me be the full fee simple ownership, or an interest less than fee;

2. To make, do, and transact all and every kind of business of any nature and kind whatsoever, including but not limited to the receipt, recovery, collection, payment, compromise, settlement, and adjustment of all accounts, insurance, insurance premiums, proceeds arising from any contract of insurance, legacies, bequests, interest, dividends, annuities, rents, issues, profits, income of whatever nature and source, purchase money, proceeds of sale, demands, debts, taxes, or any rebate, refund or discounts thereon which may now or hereafter be due, owing, or payable to me or by me;

3. To make, endorse, accept, receive, sign, seal, execute, acknowledge and deliver deeds, assignments, agreements, certificates, hypothecations, checks, notes, vouchers, receipts, and such other instruments in writing or whatever nature and kind as may be necessary, convenient or proper to accomplish any of the purposes for which this power of attorney is executed and delivered, and to stop payment of any checks drawn by me or my attorney-in-fact;

4. To deposit and withdraw, for any of the purposes set forth in this power of attorney, in either the name of my attorney-in-fact, or my name, or jointly in both of our names, in and from any banking institution, any funds, negotiable payer, or monies which may come into the hands of my attorney-in-fact, or which I now or hereafter may have on deposit or be



entitled to;

5. To make loans of money to others, or borrow money from others, with or without security, for such period of time and upon such other terms as my attorney-in-fact shall see fit; and if such loan to me or by me or my estate is to be secured, my attorney-in-fact may deliver or receive such real property, tangible personal property, or intangible personal property, or any combination of such properties, as security for such loan, as my attorney-in-fact deems proper;

6. To act as my attorney or proxy in respect to any stocks, shares, bonds or other investments, rights or interest, I may now or hereafter hold, own or have interest in;

7. To institute, prosecute, defend, compromise, arbitrate and dispose of legal, equitable or administrative hearings, actions, suits, attachments, arrests, distresses, or other proceedings or otherwise engage in litigation in connection with the premises;

8. To prepare, execute, and file income and other tax returns and other governmental reports, applications, requests and documents;

9. To engage and dismiss agents, counsel and employees and to appoint and remove at pleasure any substitute for, or agent of my said property, in respect to all or any of the matters and things herein mentioned and upon such terms as my attorney-in-fact shall think fit;

10. To apply for my support, care, maintenance, necessaries, comfort, luxuries or for any other purpose whatsoever in my behalf, (a) any and all of my property, real and personal, in which I now or hereafter have any estate, title, interest and right, or the proceeds arising from the sale, investment or encumbrance thereof; (b) any and all of the rents, issues, profits, increase, dividends, interest or other income therefrom of whatever nature or kind; (c) any and all proceeds from loans made or which may hereafter be made to me or to my attorney-in-fact in my behalf; and, (d) funds arising from receipts refunds or from any source whatsoever; and my said attorney-in-fact shall have the sole and absolute discretion to determine what assets or income, either or both, shall be used, and what order the same shall be used for the purposes set forth in this paragraph (10);

11. To have full access to and control of any and all safe deposit boxes whereof I, or my attorney-in-fact, are either lessee, co-lessee, deputy or co-deputy in any bank or institution wheresoever located within or without the State of Virginia; to remove from or place or deposit in said box any document, monies or other property of any description or kind whatever, and my attorney-in-fact shall have in all respects the same



rights and authorities with respect to such safe deposit box or boxes as I have in proper person; and I expressly release and fully discharge said bank or other institution from any liability whatsoever which might arise by reason of the powers conferred upon my attorney-in-fact in this paragraph, and the said bank or other financial institution shall not be required to see to the use or other application of any property, document, or other thing whatsoever which may be withdrawn from such box by my attorney-in-fact;

12. To receive, open and in all respects take care of, reply to, keep and in all other respects handle all mail, parcel post, express and all other deliveries through the United States mails, mails of Great Britain or by any common or private carrier and I expressly clothe my attorney-in-fact with the authority to execute in my attorney-in-fact's name or in my name such forms and other documents as may be prescribed and required by the United States Post Office Department or by any public or private carrier which would enable the delivery of my mail, parcel post, express or other item directly to the address specified by my attorney-in-fact rather than to the address where I now or hereafter may reside;

13. To authorize any and all medical procedures of a diagnostic and therapeutic nature and such life support systems as my attorney-in-fact may deem necessary or advisable. My attorney-in-fact may decline or terminate life support systems or custodial care should I be injured, suffer an illness, my condition shall deteriorate or I become terminal in my attorney-in-fact's sole judgment.

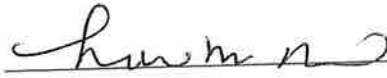
14. GIVING AND GRANTING unto my attorney-in-fact power and authority to do and perform all and every act, deed, matter and thing whatsoever in and about my estate, property and affairs as fully and effectually as I might or could do in my own and proper person, the foregoing specially enumerated powers being in aid and exemplification of the full, complete and general power herein granted. If any doubt or question arises as to whether my attorney-in-fact has power and authority to sign, execute, do or perform any lawful act, document, writing, matter or thing, this power of attorney shall be construed as absolutely vesting in my attorney-in-fact the power and authority to sign, execute, do or perform any lawful act, document, writing, matter or thing. Wherever my attorney-in-fact has been expressly or impliedly granted herein the authority to enter into any transaction involving a definite or an indefinite term of time, I hereby expressly authorize and empower my attorney-in-fact to enter into such transaction even though such period of time may extend beyond my natural life.



15. SUBSTITUTION. If Kenneth G. Mills, not be able or choose not to act, I then name my daughter, Dorri M. Mills, as my attorney in fact.

This General Power of Attorney shall not terminate on disability of the principal. My attorney-in-fact shall have all the rights and powers conferred by Sections 64.2-1625 through 1638 of the Code of Virginia.

WITNESS my signature and seal this 25th day of April 2018.


_____(SEAL)
Grace M. Mills

STATE OF VIRGINIA AT LARGE

Stafford County, to-wit:

I, Christine JC Green, a Notary Public in and for the State of Virginia at Large, County aforesaid, hereby certify that Grace M. Mills whose name is signed to the foregoing writing bearing date of the 25th day of April 2018 has acknowledged the same before me in my County and State aforesaid.

Given under my hand and seal this 25th day of April 2015.

My commission expires June 30, 2020

NOTARY S E A L



Notary Public

7710748

Christine JC Green
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7710748
My Commission Expires 6/30/2020

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Mixed-use project with 303 residential multi-family units and 412 residential age-restricted units (198 MF & 214 TH), an assisted living facility and office/retail commercial space.

INFORMATION FOR FEE CALCULATIONS

~~179x7~~ 180.3 # 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) 715

Original Zoning A-1, R-1 & M-1

Proposed Zoning B-2, UD-5, R-3 & R-5

Proposed Use(s) _____

residential housing, an assisted living facility and
office/retail commercial space.

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>179.7</u> Acres - 5) X \$125	\$ 21,837.50
	<u>\$ 21,837.50</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>49</u> Adjacent properties) X \$6.48	\$ 317.52
	<u>\$ 317.52</u>
Sub-total (Add appropriate amounts from lines A thru G above).....	
	<u>\$ 35,595.02</u>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	
	<u>\$ 978.86</u>
TOTAL (Sub-total + H. Technology Fee).....	
	<u>\$ 36,573.88</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:	\$ <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 V. Minor Proffer Amendment (when submitted simultaneously with minor Conditional Use Permit 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).....	\$ _____

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)	\$ <u>250.00</u>
B. All other submissions	\$ <u>1000.00</u>

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.

*See attached list			
_____	_____	_____	
TAX MAP / PARCEL	NAME		

MAILING ADDRESS			

CITY	STATE	ZIP	

_____	_____	_____	
TAX MAP / PARCEL	NAME		

MAILING ADDRESS			

CITY	STATE	ZIP	

_____	_____	_____	
TAX MAP / PARCEL	NAME		

MAILING ADDRESS			

CITY	STATE	ZIP	

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		

CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		

CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		

CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		

CITY	STATE	ZIP

Adjoining Property Owners

<u>Parcel ID</u>	<u>Owner</u>	<u>Mailing Address</u>
1 44 89A	TOVES JOSE M & BEVERLY L	344 SANFORD DRIVE FREDERICKSBURG VA 22405
2 44 90	CELEBRATE VIRGINIA CORPORATE CAMPUS	1201 CENTRAL PARK BLVD FREDERICKSBURG VA 22401
3 44 92A	PAGE VALERIE	160 SANFORD DR FREDERICKSBURG VA 22406
4 44 93	TORRICE TERRI ET ALS	2471 GOLFCREST LOOP CHULA VISTA CA 91915
5 44 93C	CARR THOMAS J & CHARMA K	CARR THOMAS J & CHARMA K 142 SANFORD DRIVE FALMOUTH VA 22406
6 44 93D	HALL JOYCE M	148 SANFORD DR FALMOUTH VA 22406
7 44 93G	SISSON PERRY R & RUDY B MEEKINS	1120 INTERNATIONAL PARKWAY STE 115 FREDERICKSBURG VA 22406
8 44 93H	CHITTUM LARRY W & MARY BETH	130 SANFORD DRIVE FALMOUTH VA 22406
9 44-120G	702 WARRENTON ROAD LLC	PO BOX 74 THE PLAINS VA 20198-0074
10 44 120H	FALLS RUN MINI STORAGE INC	690 WARRENTON RD FREDERICKSBURG VA 22406
11 44-123F	IEC PROPERTY LLC	PO BOX 5863 FREDERICKSBURG VA 22403-5863
12 44-123	HENDERSON DAVID L SR & DAVID	39 POWELL LANE FREDERICKSBURG VA 22406-1021
13 44 126	CORPENNO SIMON A	8464 TERMINAL RD LORTON VA 22079
14 44 127	WELLS FARGO BANK NA TRUSTEE	PO BOX 612007 POMPANO BEACH FL 33061
15 44-128	SUN KATHY	PO BOX 5450 FREDERICKSBURG VA 22403-5450
16 44 133A	SUN ASSOCIATES LLC	PO BOX 5450 FREDERICKSBURG VA 22403
17 44 134	PALANI PROPERTIES AZ LLC	10840 JENNIFER MARIE PL FAIRFAX STATION VA 22039
18 44 134D	MAIN STREAM PARTNERSHIP LLP	1900 DALROCK RD ROWLETT TX 75088
19 44 137	MITCHELL HOMES INC	1650 HOLLY HILLS RD POWHATAN VA 23139-8021
20 44 137B	FIELDS INVESTMENTS LLC	3819 CARLYLE CT FREDERICKSBURG VA 22408-9200
21 44 139	JAZMINE HOSPITALITY LLC	605 WARRENTON RD FREDERICKSBURG VA 22406
22 44 140A	JAYSHIV LLC	605 WARRENTON RD FREDERICKSBURG VA 22406
23 44 141A	SUN KATHY OU & KATHY OU SUN TRUSTEE	PO BOX 5450 FREDERICKSBURG VA 22403
24 44 143	BNE RESTAURANT GROUP IV LLC	PO BOX 2629 ADDISON TX 75001-2629
25 44 145B	DITTMAN ROBERT L	80 SANFORD DRIVE FALMOUTH VA 22406

26	44	149	HARRIS WENDALYN SUE	12 ENGLAND RUN LN FREDERICKSBURG VA 22406
27	44	150	KEEVEN BRIAN	189 SANFORD DR FREDERICKSBURG VA 22406
28	44	151	DUERDEN ROBERT K	15 ENGLAND RUN LN FREDERICKSBURG VA 22406
29	44	151A	BENNETT LLOYD J & ANNETTE SHEPARD	199 SANFORD DRIVE FREDERICKSBURG VA 22406
30	44	151B	BENNETT LLOYD J TRUSTEE & LOHR JANICE C	199 SANFORD DR FREDERICKSBURG VA 22406
31	44	151C	HATCHER NORMAN R III & JACQUELINE K	227 SANFORD DR FREDERICKSBURG VA 22406
32	44	151G	PINTOS LEONARDO LUIS RIVAS	181 SANFORD DRIVE FREDERICKSBURG VA 22406
33	44-145		BUDIHardJO ALFIAN	74 SANFORD DR FREDERICKSBURG VA 22406-1053
	44-145A		METTS MURIEL V	1404 TOPAZ DR MOUNT PLEASANT SC 29466-9430
34	44-146 & 44-147		WARD RICHARD E	1300 PICCARD DR STE 150 ROCKVILLE MD 20850
35	44-151D & 44-151H		CARTER TIMOTHY M & CATHIE J	223 SANFORD DRIVE FREDERICKSBURG VA 22406
36	44-93B & 44-94		C S BAJWA LLC	2378 WARRENTON ROAD FREDERICKSBURG VA 22406
37	44-93F & 44-95		LUCK STONE CORPORATION	PO BOX 101 MANAKIN SABOT VA 23103
38	44C 2 2		SIRKS MARSHA R	1200 PAUL LN FREDERICKSBURG VA 22406
39	44C 3 1		MCGEE JOHN J & DEBORAH L	1204 PAUL LANE FALMOUTH VA 22406
40	44C-3-2 & 44-96C		CAMPBELL THURMAN & SHIRLEY JEANE	PO BOX 5099 FREDERICKSBURG VA 22403
41	44W 2		CARDINAL FIELDS ON BLACKWELL LLC	9198 N CLIFF LN RIXEYVILLE VA 22737
42	45	17C	LEE REALTY LLP	PO BOX 59856 POTOMAC MD 20859
43	45	17G	ADVANCE STORES COMPANY INC	5008 AIRPORT RD NW ROANOKE VA 2401
44	45	23A	JAYNI ENTERPRISES INC	557 WARRENTON ROAD FREDERICKSBURG VA 22406
45	45	30A	DLP HOTEL GROUP LLC	20 SANFORD DR FREDERICKSBURG VA 22406
46	45	37T	RIVERSIDE BUSINESS PARK ASSOCIATION	1300 PICCARD DRIVE STE 150 ROCKVILLE MD 20850
47	44-144A		SAFFELLE PAUL	2332 SENSENEY LN FALLS CHURCH VA 22043-3114
48	44-96A		WILSON TRUCKING CORPORATION	PO BOX 200 FISHERSVILLE VA 22939-0200
49	44-121 & 44-122		712 WARRENTON ROAD LLC	PO BOX 74 THE PLAINS VA 20198

Application Affidavit

Page 2

Belmont Park LLC

Applicant: ~~Mid-Atlantic Real Estate Investments, Inc.~~

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

3. Property Information

Assessor's Parcel(s) _____ See attached list

Address _____ See attached list

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>
See attached list	_____
_____	_____
_____	_____
_____	_____

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>
See attached list	_____
_____	_____
_____	_____
_____	_____

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>
_____	_____
_____	_____
_____	_____
_____	_____

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

Application Affidavit

Page 3

Belmont Park LLC

Applicant: ~~Mid Atlantic Real Estate Investments, Inc~~

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

See attached list _____

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.

List of Owners, Directors, etc.

Mid-Atlantic Real Estate Investments, Inc.

- Kevin Sills, President, Owner and Director

Alpamayo Investment Corp.

- Julia Sanchez, President, CEO, Treasurer and Director
- Magdolli Vega, VP

Golden Investment Empire Corporation

- Miriam Sanchez, President, Owner and Director

10661521.1 040949.00001

Application Affidavit
Page 4 Belmont Park LLC
Applicant: Mid-Atlantic Real Estate Investments, Inc.

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 Kevin Sills

Corporate Office of Signer President

Signature [Handwritten Signature]

Date 3/19/20

COMMONWEALTH OF VIRGINIA
COUNTY OF Stafford, to wit:

The forgoing affidavit was acknowledged before me this 19th day of October March
2020 by Kevin Sills, President of Mid-Atlantic Real Estate Investments, Inc.
2019 owner/applicant.

My commission expires: 8-31-22
7506179



Dianna L. Graves
Notary Public

Checklist for Impact Statements

Impact statements are required for rezoning requests which meet at least one of the following criteria:

- a. would allow for a use(s) that could generate more than 500 average daily vehicle trips;
- b. would have a gross density of more than seven (7) dwelling units per acre;
- c. would have more than fifty (50) dwelling units;
- d. would be greater than fifty (50) acres in size;
- e. propose a commercial rezoning adjacent to residentially zoned property.

Impact Statements must address the following:

- a. current capacity of and anticipated demands on highways, utilities, storm drainage, schools and recreational facilities;
- b. fiscal impact: potential tax revenues and anticipated cost to County services;
- c. environmental impact;
- d. impact on adjacent property;
- e. location and proximity to designated and identified historic sites.

** These studies shall describe the differences which would result from maximum, ultimate development of the land under the proposed zoning classification as compared to maximum development under the existing zoning classification.

Transportation Impact Analysis

A Transportation Impact Analysis Determination Form (provided on page 18) must be submitted to determine if a Transportation Impact Analysis is required. A Transportation Impact Analysis (TIA) may be required by the County or VDOT depending on the amount of traffic generated by the proposed development. The thresholds are provided on the determination form.

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 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 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 checked="" type="checkbox"/> SITE PLAN | <input type="checkbox"/> | the number of stories, |
| <input checked="" type="checkbox"/> SITE PLAN | <input type="checkbox"/> | height, |
| <input checked="" type="checkbox"/> SITE PLAN | <input type="checkbox"/> | roof line, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | gross floor areas and |
| <input checked="" type="checkbox"/> SITE PLAN | <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 type="checkbox"/> | <input type="checkbox"/> | Approximate location of all existing and proposed parking and loading |
| | | areas, |
| <input checked="" type="checkbox"/> SITE PLAN | <input type="checkbox"/> | outdoor trash storage, |
| <input checked="" type="checkbox"/> SITE PLAN | <input type="checkbox"/> | lighting facilities, and |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | pedestrian walkways; |

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

- SITE PLAN Sec 28-225(7)
 Approximate location, height and type of each existing and proposed wall, fence, and other types of screening;
- SITE PLAN Sec 28-225(8)
 Approximate location and description of all proposed landscaping;
- SITE PLAN Sec 28-225(9)
 Approximate location, height and dimensions of all proposed signage on site;
- Sec 28-225(10)
 Approximate location of all existing drainage ways, floodplains and wetlands on site;
- Sec 28-225(11)
 Approximate location of all common open space, recreational areas and bufferyards;
- 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;
- NOT LOCATING TREES UNTIL SITE PLAN 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.

**RECLASSIFICATION
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development Belmont Park
Type of development Mixed-Use
Parcel # See attached list

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

Traffic Volume Calculations

This site generates:

- 1,425 VPH (highest VPH)
- 12,596 VPD on state controlled highways (highest)
- 544 VPH Peak AM
- 1,162 VPH Peak PM
- 1,425 VPH Peak Saturday
- 12,596 VPD highest intensity*

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

Minimum Thresholds to submit a TIA

County: Any proposals generating 1,000 or more VPD.
VDOT: 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 redeveloped as a higher intensity use, 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 1,000 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 trip generation for the highest intensity use shall be analyzed in the study. 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	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	Otherwise review to be completed in 45 days 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 1000 VPH 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.

VDOT Rezoning Package Checklist*

Traffic Impact Analysis Regulations: 24VAC30-155-40.B

- A COVER SHEET** containing:
 - Contact Information** for the
 - Locality,
Stafford County Office of Transportation
P.O. Box 339
Stafford, VA 22555-0339
540-658-4900
 - Developer (or owner), if applicable;
- Site Information**
 - Rezoning location,
 - Highways adjacent to the site,
 - Parcel number or numbers;
- Proposal Summary** with the
 - Development's name,
 - Size (acreage),
 - Proposed zoning;
 - Proposed types of land uses, including maximum number of lots or maximum business square feet, and
- A Statement** regarding the proposal's compliance with the comprehensive plan.
- A LOCAL TRAFFIC IMPACT ANALYSIS OR, IF LOCAL REQUIREMENTS FOR TRAFFIC STUDIES HAVE NOT BEEN CERTIFIED BY VDOT, A VDOT TRAFFIC IMPACT STATEMENT.**
- A CONCEPT PLAN** of the proposed development.
- ANY PROFFERED CONDITIONS** submitted by the applicant.
- FEES -**
 - For a locality or other public agency initiated proposal** – No fee charged.
 - For the initial or second review** of a rezoning proposal, a single fee for both reviews will be determined by the number of vehicle trips generated per peak hour, as follows:
 - Low Volume Road** (24VAC30-155-40 A 1 c). - \$250
 - All other submissions** - \$1,000
 - 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.

* One paper copy and one electronic copy to be submitted.

This checklist is available on the [VDOT Traffic Impact Analysis Regulations website](#) in a MS Word editable format.

NOTICE TO APPLICANTS REGARDING PROFFERS

Background

Proffers may be provided by an applicant in order to offset the impacts of development. They are voluntary conditions that run with the zoning of the property. Proffers may restrict the use of the property, accommodate specified public improvements, or provide monetary contributions to offset impacts of the proposed development. Proffers must be signed by the applicant, notarized, and submitted to the County in final form before the Board of Supervisors' public hearing on the zoning reclassification application. You are not required to submit proffers as part of your zoning reclassification application.

Staff Review

Proffers (if submitted) will be reviewed and approved to form by the County Attorney and the Zoning Administrator. Additionally, all affected County Departments shall comment on the purposed proffer prior to the publication of any staff report. Planning staff will be responsible for coordinating review comments and scheduling public hearing dates. The timeline for public hearings included in the application is for informational purposes only. Staff will recommend that the Board of Supervisors reject any final proffers that have not been approved to form.

**Notice to Applicants Regarding
Residential Proffer Submissions**

The General Assembly passed a law, effective July 1, 2016, which applies to proffers relating to new residential developments and residential components of mixed-use properties. Such law was amended again in 2019, effective July 1, 2019. The law, Virginia Code § 15.2-2303.4 as currently stated (the "Statute"), makes it unlawful for a locality to require an "unreasonable proffer." In order to ensure compliance with the Statute, unless proffers are deemed reasonable by the applicant and owner as described below, certain applications must include an analysis showing how each proffer made complies with the Statute's requirements. Refer to the Election of Proffer Legislation for Residential Development Worksheet on page 28 to determine if a Proffer Reasonableness Analysis is required with your application. Guidance for preparing a Proffer Reasonableness Analysis is provided below.

Proffer Reasonableness Analysis

A Proffer Reasonableness Analysis must include individual analysis for each proffer (on-site and off-site, as those terms are defined in the Statute) showing how it addresses an impact which is specifically attributable to the proposed new residential development or use. You must include an additional individual analysis for each off-site proffer showing:

- 1) The proffer addresses an impact to at least one offsite public facility.

- 2) That the proffer addresses a need, or an identifiable portion of a need, for a listed public facility or facilities, in excess of existing public facility capacity at the time of the rezoning or proffer condition amendment.
- 3) That the new residential development or use will receive a direct and material benefit from the proffer, with respect to any stated public facility improvement(s).

Your analysis for each proffer should clearly and separately address each of the above requirements.

Unreasonable Proffers

If you ever believe that a County official has required that you make an unreasonable proffer, as that term is defined in the Statute, you shall immediately notify the County's Director of Planning and Zoning and in any event, at least prior to when such application is considered and/or decided by the Board. In the event such a requirement is made, the County will not consider the unreasonable proffer when processing the zoning reclassification application.

Applicants should be aware that any and all project impacts can serve as a basis for denial, even though not all impacts can be mitigated by proffers under the Statute. Applicants must rely on the thoroughness of their written analysis to show how any proffers being made mitigate impacts, and to what extent. Some proffers may be deemed unreasonable and therefore unlawful because they overstate an impact, or understate available capacity at a public facility. The County may reject a proffer for being unreasonable, but it will not suggest or request that a substitute proffer be made, even if there is a substitute proffer which may be permissible under the Statute. This is due to the possibility that an unreasonable proffer could be accidentally suggested, requested, or accepted in violation of the law. It is incumbent on applicants to put forth the best possible application throughout the process.

Notwithstanding the above, the applicant or owner may, at the time of filing an application or during the development review process, submit any onsite or offsite proffer that the owner and applicant deem reasonable and appropriate, as conclusively evidenced by the signed proffers.

Election of Code Provisions for Residential Proffers Worksheet

The Code of Virginia establishes standards that localities must follow when considering conditional rezoning proffers. The legislation and accompanying standards have changed over the past several years. What standards apply is dependent on when an application is submitted. In addition, in certain instances, an applicant can elect to choose which standards to apply.

If you are submitting a proffer statement for residential developments or residential components of mixed-use properties, please complete the following form to determine which Virginia Code legislation you are electing to have applied to your project. This form also will determine if a Proffer Reasonableness Analysis is required or optional.

STEP 1: Identify what type of application is being submitted (check box that applies)	STEP 2: From the corresponding row selected in STEP 1, select the version of the state code from which you elect to have the proffers associated with this application evaluated.			
	Pre – July 1, 2016 Law	July 1, 2016 to July 1, 2019 Law	Post July 1, 2019 Law § 15.2-2303.4 <u>Part C</u>	Post July 1, 2019 Law § 15.2-2303.4 <u>Part D</u>
<input type="checkbox"/> Pending Rezoning or Proffer Amendment applications submitted prior to July 1, 2016	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pending Rezoning or Proffer Amendment applications submitted between July 1, 2016 and July 1, 2019		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> New Proffer Amendment application amending a Rezoning which was filed between July 1, 2016 and July 1 2019			<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> New Rezoning applications submitted after July 1, 2019			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> New Proffer Amendment applications submitted after July 1, 2019 amending a Rezoning which was filed after July 1, 2019			<input type="checkbox"/>	<input checked="" type="checkbox"/>
STEP 3: Corresponding Requirements based on STEP 2		Proffer Reasonableness Analysis (PRA) REQUIRED	PRA REQUIRED	PRA OPTIONAL

APPENDIX

**Policy for filing Zoning Reclassification and Proffer Condition
Amendment Applications (Resolution R16-170)**

**Policy for processing Zoning Reclassification and Proffer Condition
Amendment Applications (Resolution R19-188)**

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 7th day of June, 2016:

<u>MEMBERS:</u>	<u>VOTE:</u>
Robert "Bob" Thomas, Jr., Chairman	Yes
Laura A. Sellers, Vice Chairman	Yes
Meg Bohmke	Yes
Jack R. Cavalier	Yes
Wendy E. Maurer	Yes
Paul V. Milde, III	Yes
Gary F. Snellings	Absent

On motion of Mrs. Maurer, seconded by Ms. Sellers, which carried by a vote of 6 to 0, the following was adopted:

A RESOLUTION ESTABLISHING WHEN APPLICATIONS FOR ZONING RECLASSIFICATIONS (REZONINGS) AND PROFFER CONDITION AMENDMENTS (PROFFER AMENDMENTS) HAVE BEEN FILED WITH THE COUNTY

WHEREAS, Stafford County Code Sec. 28-203 stipulates the submission requirements for rezoning and proffer amendment applications; and

WHEREAS, Stafford County Code Sec. 28-203 requires the submittal of applicable impact analysis, although such analysis is not required when an application is submitted; and

WHEREAS, although the Department of Planning and Zoning (Department) has an administrative process in place, the County does not currently have a written policy stating when a rezoning or proffer amendment application is considered filed; and

WHEREAS, the Board desires to confirm the process already followed by the Department and adopt this policy as to when a rezoning or proffer amendment application is considered filed with the County;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 7th day of June, 2016, that it be and hereby does establish the following policy for filing of rezoning and proffer amendment applications with Stafford County:


STAFFORD COUNTY BOARD OF SUPERVISORS

**POLICY FOR FILING ZONING RECLASSIFICATION (REZONING) AND
PROFFER CONDITION AMENDMENT (PROFFER AMENDMENT)
APPLICATIONS**

A rezoning and proffer amendment application shall be **filed** with Stafford County when the following criteria are met:

1. Completed applications, to include all applicable checklists, on forms supplied by the Department of Planning and Zoning (Department), have been submitted to the Department.
2. All applicable application review fees have been processed and paid in full.
3. All required information pursuant to Stafford County Code Sec. 28-203, including applicable impact statements, has been provided.
4. All applicable supplementary forms have been provided.
5. Pursuant to Stafford County Code Sec. 28-203, verification that real estate taxes are paid in full is required. If real estate taxes are no longer considered paid in full or become delinquent, the application shall become incomplete and not considered filed until such time as all real estate taxes due are paid in full.

A Copy, teste:



Anthony J. Romanello, ICMA-CM
County Administrator

AJR:JAH:dfk

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 2nd day of July, 2019:

<u>MEMBERS:</u>	<u>VOTE:</u>
Gary F. Snellings, Chairman	Yes
L. Mark Dudenhefer, Vice Chairman	Yes
Meg Bohmke	Yes
Jack R. Cavalier	Yes
Thomas C. Coen	Absent
Wendy E. Maurer	Yes
Cindy C. Shelton	Yes

On motion of Mrs. Maurer, seconded by Ms. Bohmke, which carried by a vote of 6 to 0, the following was adopted:

A RESOLUTION ESTABLISHING A POLICY FOR THE
PROCESSING ZONING RECLASSIFICATION (REZONING) AND
PROFFER CONDITION AMENDMENT (PROFFER AMENDMENT)
APPLICATIONS THAT HAVE BEEN FILED WITH STAFFORD
COUNTY

WHEREAS, Stafford County Code Sec. 28-303 stipulates the submission requirements for rezoning and proffer amendment applications; and

WHEREAS, Resolution R16-170 established a policy for filing rezoning and proffer amendment applications with Stafford County; and

WHEREAS, the Board desires to adopt this Resolution to establish a policy regarding the processing of rezoning or proffer condition amendment applications, in addition to all the other administrative processes and procedures in place by the Department of Planning and Zoning;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 2nd day of July, 2019, that it be and hereby does establish the following policy for processing rezoning and proffer condition amendment applications by Stafford County, Virginia:

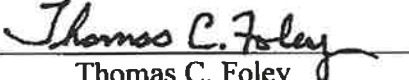
STAFFORD COUNTY BOARD OF SUPERVISORS**POLICY FOR PROCESSING ZONING RECLASSIFICATION (REZONING)
AND PROFFER CONDITION AMENDMENT (PROFFER AMENDMENT)
APPLICATIONS**

A rezoning and/or proffer amendment application submitted through the Stafford County Department of Planning and Zoning shall be processed as follows:

1. When applicable, an applicant must select on the application form which provision(s) of the Code of Virginia will be applied to the processing of the application.
2. If applying for a proffer amendment, the applicant shall identify in the application form the date and ordinance number of the rezoning giving rise to the amendment.
3. Staff shall acknowledge the Code provision(s) selected by the applicant in staff's reports to the Board and Planning Commission.
4. Upon an application being considered "filed," as prescribed in Resolution R16-170, staff shall forward the application to all applicable county and state departments and agencies for review and comment.
5. If a proffer statement is proposed by an applicant, it must first be submitted in writing and executed preferably with the application or as soon as possible thereafter.
6. Prior to the advertisement of any public hearing on the application before the Planning Commission, the applicant shall provide a newly executed proffer statement if any proffer has been changed since its first submission.
7. Prior to the advertisement of any public hearing on the application before the Board, the applicant shall provide a newly executed proffer statement if any proffer has been changed since the application and proffer statement was considered by the Planning Commission.
8. It shall be the responsibility of the applicant to pay for any costs to re-advertise a public hearing necessitated by any substantial change to an application, including failing to provide timely executed proffer statements.
9. Consideration of any pending application exceeding one-year from the date of being "filed," may only be extended by written request of the applicant subject to approval by the Board or Planning Commission.

10. Any pending application exceeding 18 months from the date of being "filed," shall administratively be closed by staff. The applicant may request a time extension in writing prior to the 18-month deadline, which request must contain a definite time for moving forward with or withdrawing the application. Such extension request may only be granted by the Board.

A Copy, teste:


Thomas C. Foley
County Administrator

TCF JAH: