



COMPTON & DULING
Attorneys At Law

December 5, 2018

(703) 565-5134

sp@comptonduling.com

VIA HAND DELIVERY

Jeffrey A. Harvey, AICP; Director of Planning and Zoning
Stafford County Department of Planning and Zoning
1300 Courthouse Road
Stafford, VA 22554-7232

Re: Sisson Industrial – Zoning Reclassification Request

Dear Mr. Harvey,

On behalf of our client, **Albion, LLC**, enclosed please find an application for zoning reclassification which includes the following:

Enclosed please find the following documents for Planning Commission dispatch:

1. Twelve copies of the Generalized Development Plan (“GDP”) for Rezoning titled “Albion” prepared by Fairbanks and Franklin dated October 18, 2018
2. Completed “Project Information & Primary Contacts”
3. Signed “Statements of Understanding”
4. Completed “General Information” sheet
5. Completed “Review Fee Calculation” sheet and appropriate fees payable to “County of Stafford”
6. Completed “List of Adjoining Property Owners”
7. Completed “Application Affidavit”
8. Completed “Transportation Impact Analysis Determination Form”

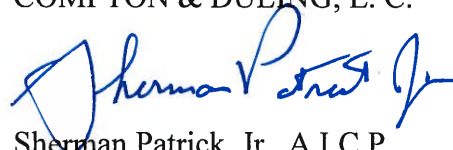
Mr. Jeffrey A. Harvey, AICP
Albion, Initial Submission
December 5, 2018
Page 2

9. Proof Real Estate Taxes have been paid

10. Three copies of complete legal description of the area to be reclassified titled,
"Exhibit Plat"

Please review the attached submission package, and if you do not find everything in order, please call me immediately. Thank you for your attention to this matter.

Sincerely,
COMPTON & DULING, L. C.

A handwritten signature in blue ink, appearing to read "Sherman Patrick, Jr.", is written over the printed name.

Sherman Patrick, Jr., A.I.C.P.
Zoning & Entitlements Director

SP/jhk
Enclosures

cc: Albion, LLC

ZONING RECLASSIFICATION

APPLICATION



OCTOBER 2018

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.
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.
4. Additional information regarding proffers is provided in the Appendix of this application.

Application Submittal Checklist

- ☐ 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 27)
- ☐ Completed **Proffer Reasonableness Analysis**, if proffers will be submitted in relation to any project which includes a residential use (See Notice to Applicants Regarding Residential Proffer Submissions in the Appendix)

PLATS AND PLANS

- ☒ **Boundary Survey Plat** of area subject to rezoning (with 3 copies at 8½" x 11" size)
- ☒ **Generalized Development Plan** (12 full-size copies at 24"x 36" size)

* See **"Checklist for Generalized Development Plans"** (Pages 18 & 19)

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

RECEIVED

DATE: 12/6 INITIALS: [Signature]

OFFICIALLY SUBMITTED

DATE: _____ INITIALS: _____

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. **Proposed Proffer Statement. (See Notice to Applicants Regarding Residential Proffer Submissions in the Appendix.)**
2. Site Illustrations or Building Elevations
3. 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)
4. 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> 18152585	
Sisson Industrial			
<small>PROJECT NAME</small> 1170 Kings Highway, Stafford, VA		<small>SECTION</small> 10.74	
<small>ADDRESS (IF AVAILABLE)</small> 59-72B (portion of 181.02 acres)		<small>TOTAL SITE ACREAGE</small> M2	
<small>TAX MAP /PARCEL(S)</small> South side of Kings Highway, 1 mile east of Michael Scott Lane		<small>ZONING DISTRICT</small>	
<small>LOCATION OF PROJECT</small>			

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)		Primary Contact Person <input checked="" type="checkbox"/>	
Sherman Patrick		Compton & Duling, LC	
<small>NAME</small> 12701 Marblestone Drive, Suite 350 Prince William		<small>COMPANY</small> VA 22192	
<small>ADDRESS</small> 703-565-5134		<small>STATE</small> <small>ZIP</small> spatrick@comptonduling.com	
<small>PHONE NUMBER</small>	<small>FAX NUMBER</small>	<small>EMAIL ADDRESS</small>	

<u>OWNER</u> (Provide attachments if multiple owners)		Primary Contact Person <input type="checkbox"/>	
Albion, LLC			
<small>NAME</small> 6308 Five Mile Centre Park, Suite 215		<small>COMPANY</small> Fredericksburg VA 22407	
<small>ADDRESS</small>		<small>CITY</small> <small>STATE</small> <small>ZIP</small>	
<small>PHONE NUMBER</small>	<small>FAX NUMBER</small>	<small>EMAIL ADDRESS</small>	

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)		Primary Contact Person <input type="checkbox"/>	
Justin Franklin		Fairbanks & Franklin	
<small>NAME</small> 1005 Mahone Street		<small>COMPANY</small> Fredericksburg VA 22401	
<small>ADDRESS</small> 540-899-3700		<small>STATE</small> <small>ZIP</small> franklin@ff-pc.com	
<small>PHONE NUMBER</small>	<small>FAX NUMBER</small>	<small>EMAIL ADDRESS</small>	

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u> _____
Sisson Industrial	
PROJECT NAME	SECTION
1170 Kings Highway, Stafford, VA	10.74
ADDRESS (IF AVAILABLE)	TOTAL SITE ACREAGE
59-72B (portion of 181.02 acres)	M2
TAX MAP /PARCEL(S)	ZONING DISTRICT
South side of Kings Highway, 1 mile east of Michael Scott Lane	
LOCATION OF PROJECT	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input type="checkbox"/>
Albion, LLC	
NAME	COMPANY
6308 Five Mile Centre Park, Suite 215	Fredericksburg
ADDRESS	CITY
	STATE
	ZIP
PHONE NUMBER	FAX NUMBER
	EMAIL ADDRESS

<u>OWNER</u> (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
Albion, LLC	
NAME	COMPANY
6308 Five Mile Centre Park, Suite 215	Fredericksburg
ADDRESS	CITY
	STATE
	ZIP
PHONE NUMBER	FAX NUMBER
	EMAIL ADDRESS

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
Justin Franklin	Fairbanks & Franklin
NAME	COMPANY
1005 Mahone Street	Fredericksburg
ADDRESS	CITY
	STATE
	ZIP
540-899-3700	franklin@ff-pc.com
PHONE NUMBER	EMAIL ADDRESS

Statements of Understanding

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

<u>Don C. Hart Jr.</u>	<u>MANAGER MEMBER Albion LLC</u>	
Signature of Owner/Co Owner	<u>Don C. HART Jr</u>	<u>12 2 2018</u>
	Printed Name	Date

_____ Signature of Owner/Co Owner	_____ Printed Name	_____ Date
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_____ 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.

<u>Don C. Hart Jr.</u>	<u>MANAGER MEMBER Albion LLC</u>	
Signature of Applicant/Agent	<u>DONN C. HART JR</u>	<u>12 2 2018</u>
	Printed Name	Date

* Additional sheets may be used, if necessary.

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Zoning reclassification of 10.74 acres of the overall 181.02 acre parcel along the frontage of Kings Highway

from A-1 to M-2 for industrial use.

INFORMATION FOR FEE CALCULATIONS

10.74 # of Acres

Type of Rezoning:

- ☒ Standard Rezoning
- ☐ Planned Development
- ☐ Proffer Amendment
- ☐ Minor Proffer Amendment
- ☐ Minor Proffer Amendment (when submitted simultaneously with Minor Conditional Use Permit Application)

INFORMATIONAL

Previous Ordinance # _____

Previous Resolution # _____

of Lots (if rezoning to residential) _____

Original Zoning A-1

Proposed Zoning M-2

Proposed Use(s) Industrial uses permitted
in the M2 zoning district.

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 \$ 12,500.00

B. General Fee: (If greater than 5 acres)
(10.74 Acres - 5) X \$125 \$ 717.50

C. Fire & Rescue Review Fee (required)..... \$ 125.00 -

D. Utilities Department Review Fee (required)..... \$ 215.00 -

E. Public Works Review Fee (required)..... \$ 200.00 -

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):
(5 Adjacent properties) X \$6.48 \$ 32.40

Sub-total (Add appropriate amounts from lines A thru G above)..... \$ 13,789.90

H. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ 379.22

TOTAL (Sub-total + H. Technology Fee)..... \$ 14,169.12

\$ 6,666

Section II. Planned Development:

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

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

Section III. Proffer Amendment:

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

Section IV. Minor Proffer Amendment:

A. General Fee: \$ 6,190.00

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

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

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

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

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

A. General Fee: \$ 3,095.00

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

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

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

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

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

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

VIRGINIA DEPARTMENT OF TRANSPORTATION FEES:

Transportation Impact Analysis Fee:

(For applications that meet VDOT Traffic Impact Analysis thresholds)

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

B. All other submissions \$ 1000.00

MAKE CHECK PAYABLE TO "VIRGINIA DEPARTMENT OF TRANSPORTATION"

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



County of Stafford

Department of Planning and Zoning
1300 Courthouse Rd
PO Box 339
Stafford, VA 22555-0339
Phone (540) 658-8668
Fax: (540) 658-6824
Metro (703) 690-8222

Application Receipt

Printed On 12/06/18

AP#	18152585	Sisson Industrial	SRECLASS
-----	----------	-------------------	----------

Parcel	-59-----75B	Location
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Owner

PO BOX 1777
FREDERICKSBURG, VA 22402-1777

Applicant


12701 MARBLESTONE DRIVE #350
WOODBIDGE, VA 22191

Phone:
Email: SP@COMPTONDULING.COM

Fees	TRANS REVIEW	1201*100-0000-316.16-25	\$200.00
	RECLASSIFICATION < 5 AC REVIEW	228*100-0000-316.16-03	\$13,249.90
	TECHNOLOGY SERVICE FEE	1212*100-0000-313.03-63	\$379.22
	FIRE RECLASS REVIEW	230*100-0000-313.03-46	\$125.00
	UTIL REVIEW	878*510-0000-316.20-26	\$215.00
	RECLASSIFICATION < 5 AC REVIEW	228*100-0000-316.16-03	\$6.65
			<hr/> \$14,175.77

Comments


Paid By


Signature


Date


Date

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.

59-72A	Thomas Williams & Emily Garrett	
TAX MAP / PARCEL	NAME	
PO Box 1777		
MAILING ADDRESS		
Fredericksburg	VA	22402
CITY	STATE	ZIP

59-75B	Harrison Southworth Greenlaw & Emily Garrett Greenlaw Williams	
TAX MAP / PARCEL	NAME	
2512 Wilmot Avenue		
MAILING ADDRESS		
Columbia	SC	29205
CITY	STATE	ZIP

59-71A	Best Industries, Inc	
TAX MAP / PARCEL	NAME	
PO Box 315		
MAILING ADDRESS		
Stafford	VA	22150
CITY	STATE	ZIP

STAFFORD COUNTY
Department of Planning and Zoning

59-74	Philip & Carol Lucas	
TAX MAP / PARCEL	NAME	
1231 Kings Highway		
MAILING ADDRESS		
Fredericksburg	VA	22405
CITY	STATE	ZIP

59-75A	Hunter Greenlaw, Jr.	
TAX MAP / PARCEL	NAME	
328 Ecco Drive		
MAILING ADDRESS		
Fredericksburg	VA	22405
CITY	STATE	ZIP

TAX MAP / PARCEL	NAME	
MAILING ADDRESS		
CITY	STATE	ZIP

TAX MAP / PARCEL	NAME	
MAILING ADDRESS		
CITY	STATE	ZIP

Application Affidavit

This form to be filed with:

STAFFORD COUNTY
BOARD OF SUPERVISORS

1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555

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

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

See Section 15.2-2289 for State Enabling Authority

1. Applicant information

Name of Applicant Albion, LLC
Name of Company same

Applicant Address 6308 Five Mile Centre Park, Suite 215
Fredericksburg, VA 22407

Applicant's Signature Donna C. Hart Jr. Manager Member Albion LLC

Name of Agent Compton & Duling/Sherman Patrick, Jr.

Address of Agent 12701 Marblestone Drive, Suite 350, Prince William, VA 22192

2. Type of Application

☐ Conditional Use Permit

☐ Variance

☒ Rezoning

☐ Special Exception

Application Affidavit

Page 2

Applicant: Albion, LLC

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

3. Property Information

Assessor's Parcel(s) 59-72B

Address 1170 Kings Highway
Fredericksburg, VA 22405

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

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

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

<u>Name of Members</u>	<u>Address</u>
<u>Donn Hart, President</u>	<u>6308 Five Mile Centre Park, Suite 215, Fredericksburg, VA 22407</u>
<u>Perry R. Sisson</u>	<u>66 Le Way, Fredericksburg, VA 22406</u>
<u>Anthony J. Sala</u>	<u>835 Cipriana Drive, Myrtle Beach, SC 29572</u>
<u>Tay Lynn, LLC, c/o</u>	_____
<u>Thomas T. Medsker, MD, Mgr., 1903 Idlewild Boulevard, Fredericksburg, VA 22401</u>	_____

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

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

Application Affidavit

Page 3

Applicant: _____

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

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

Name of Members

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

☒

Yes

☐

No

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

Name

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

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

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

Application Affidavit

Page 4

Applicant: _____

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 Donn C. Hart Jr.

Corporate Office of Signer Manager Member Albion LLC.

Signature Donn C. Hart Jr.

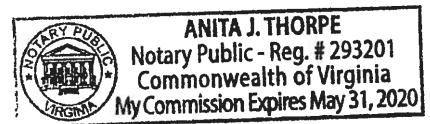
Date 12 2 2018

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 2nd day of December
2018 by Donn C. Hart Jr. owner/applicant.

My commission expires: 5-31-2020

Anita J. Thorpe
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 type="checkbox"/> | Sec 28-225(1) |
| <input type="checkbox"/> | <input type="checkbox"/> | Date of drawing, |
| <input type="checkbox"/> | <input type="checkbox"/> | true north arrow, |
| <input type="checkbox"/> | <input type="checkbox"/> | scale, |
| <input type="checkbox"/> | <input type="checkbox"/> | legend for all symbols used, |
| <input type="checkbox"/> | <input type="checkbox"/> | name of the applicant, |
| <input type="checkbox"/> | <input type="checkbox"/> | name of the owner, |
| <input type="checkbox"/> | <input type="checkbox"/> | name of the development, |
| <input type="checkbox"/> | <input type="checkbox"/> | person preparing the drawing, |
| <input type="checkbox"/> | <input type="checkbox"/> | match lines if applicable; |
| | | Sec 28-225(2) |
| <input type="checkbox"/> | <input 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 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 type="checkbox"/> | Approximate location of each existing and proposed structure on the site |
| <input type="checkbox"/> | <input type="checkbox"/> | the number of stories, |
| <input type="checkbox"/> | <input type="checkbox"/> | height, |
| <input type="checkbox"/> | <input type="checkbox"/> | roof line, |
| <input type="checkbox"/> | <input type="checkbox"/> | gross floor areas and |
| <input type="checkbox"/> | <input type="checkbox"/> | location of building entrances and exits; |
| | | Sec 28-225(5) |
| <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | outdoor trash storage, |
| <input type="checkbox"/> | <input type="checkbox"/> | lighting facilities, and |
| <input type="checkbox"/> | <input type="checkbox"/> | pedestrian walkways; |

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

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

Waiver of GDP Requirements

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

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

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

**RECLASSIFICATION
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development Sisson Industrial
Type of development Industrial
Parcel # 59-72B (10.74 acres of 181.02)

RECEIVED BUT NOT OFFICIALLY
SUBMITTED:

DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED:

DATE: _____ INITIALS _____

Traffic Volume Calculations

This site generates:

10.72 VPH (highest VPH)

24,000 VPD on state controlled highways (highest)

9.6 VPH Peak AM

10.2 VPH Peak PM

_____ VPH Peak Saturday

102 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 Otherwise review to be completed in 45 days	For first and second review: \$250 - Low Volume Rd \$1000 - All other submissions
	All Other Land Uses including residential	5,000 VPD on state controlled highways, or 5,000 VPD on locality maintained streets AND within 3000 feet of a state controlled highway	NOTE: When a related comprehensive plan revision and rezoning proposal are being considered concurrently for the same geographical area, then only a rezoning TIA package is required.	No fee if initiated by locality or public agency No fee if using a VDOT TIA prepared for a small area plan

* For proposals generating less than 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.

APPENDIX

Notice regarding Proffers

Notice to Applicants Regarding Residential Proffer Submissions

VDOT Traffic Impact Analysis Checklist

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

<p>NOTICE TO APPLICANTS FOR RECLASSIFICATION OR PROFFER AMENDMENT</p>

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

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. If you do, signing the zoning reclassification application is a certification that all proffers you make are reasonable and comply with State and local law.

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. The new law, Virginia Code § 15.2-2303.4 (the "Statute"), makes it unlawful for a locality to suggest, request, require, or accept an "unreasonable proffer." In order to ensure compliance with the Statute, after July 1, 2016, rezoning applicants in Stafford must submit an analysis as part of their application showing how each proffer made complies with the Statute's new requirements. This applies to zoning reclassification applications filed on or after July 1, 2016, and proffer condition amendments seeking to amend proffers which were filed and accepted by the Board on or after July 1, 2016.

To satisfy this new requirement, applicants must include an 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 of the "public facilities" listed in the Statute.
- 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.

Due to the risk that an unreasonable proffer suggestion, request, or requirement could accidentally be made under the standards imposed by the new law, County officials will no longer discuss potential proffers with applicants. If you ever believe that a County official has suggested, requested, or 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. In the event such a suggestion, request, or 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 will have to rely on the thoroughness of their written analysis to show how any proffers being made mitigate impacts, and to what extent. Some unreasonable proffers may be 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 proffer which could be accepted 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.

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.

Stafford County Real Estate Tax Search/Payment

Owner

Name / Mailing Address:
ALBION LLC
6308 FIVE MILE CENTRE PARK STE
215 FREDERICKSBURG VA 22407-
5508

Property Description

Map #: 59-72B
Alt. ID/PIN: 39521
Legal: 1170 KINGS HWY

Current Assessment

Land Value: \$1,690,200
Improvement Value: \$456,200
Land Use Value: \$18,000
Total Taxable Value: \$474,200

[View Real Estate Details](#)

Invoice History

Total Due: \$0.00 Total Tax Paid: \$4,694.58
Total Penalty/Int Paid: \$0.00
Total Fees Paid: \$0.00
Total Other Assessments: \$0.00

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2018	38718	Real Estate	12/5/2018	0.990	\$2,347.29	\$0.00	\$0.00	\$0.00	\$2,347.29	11/19/2018
2018	38718	Real Estate	6/5/2018	0.990	\$2,347.29	\$0.00	\$0.00	\$0.00	\$2,347.29	5/18/2018

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