

CONDITIONAL USE PERMIT

APPLICATION



AUGUST 2019

Stafford County Department of Planning & Zoning

1300 Courthouse Road
P.O. Box 339
Stafford, VA 22555-0339

Phone: 540-658-8668
Fax: 540-658-6824

www.staffordcountyva.gov

NOTICE

Stafford County treats all applications and applicants equally. The County does not discriminate against religion, or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the laws of the United States and the Commonwealth of Virginia, no government may discriminate against any religion or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the Religious Land Use and Institutionalized Persons Act (“RLUIPA”), no government may apply its zoning or land use laws, or its policies and procedures in a manner that unjustifiably imposes a substantial burden on the religious exercise of a person, assembly, or institution.

RLUIPA also provides that no government may apply its zoning or land use laws in a manner that treats a religious assembly or institution on unequal terms with a non-religious institution or assembly.

Finally, RLUIPA provides that no government may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

Stafford County does not discriminate in its planning, permitting, utilities, and land use processes, practices, and policies. Stafford County treats all applications and applicants equally.

Background and Process Information

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

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

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

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

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

Conditions may be established to:

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

Amendments to Approved Conditional Use Permit Conditions:

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

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

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

Conditional Use Permit Application Instructions

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

Application Submittal Checklist

-
- ☒ Completed **"Project Information & Primary Contacts"** form (Page 7)
 - ☒ Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 8)
 - ☒ Signed and Notarized **Owner's Consent Statement** (if applicant/agent is not the owner)
 - ☒ Completed **"General Information"** sheet (Page 9)
 - ☒ Completed **"Review Fee Calculation"** sheet and appropriate **Fees** payable to "County of Stafford" (Page 10)
 - ☒ Completed **"List of Adjoining Property Owners"** (Pages 12 & 13)
 - ☒ Completed **"Application Affidavit"** (Pages 14 – 17)
 - ☒ Completed **"Checklist for Generalized Development Plans"** (Pages 18 & 19)
 - ☒ Completed **"Transportation Impact Analysis Determination Form"** (Page 20)
 - ☒ Proof that **Real Estate Taxes** have been paid
 - ☒ Complete **Legal Description** of the area to be reclassified (Acreage must match Boundary Survey Plat)
 - ☒ Completed **Impact Statement**
 - ☒ Completed **Transportation Impact Analysis (TIA)**, if required (Five (5) paper copies with electronic copies or ftp site)
-

PLATS AND PLANS

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

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

RECEIVED

DATE:

5/16/23 INITIALS *Duc*

OFFICIALLY SUBMITTED

DATE:

5/16/23 INITIALS *Duc*

Project Information & Primary Contacts

PROJECT INFORMATION

PROJECT # _____

Sheetz on Warrenton Road

PROJECT NAME

SECTION _____

567 Warrenton Road, Fredericksburg, VA 22406

ADDRESS (IF AVAILABLE)

± 3.49 acres

TOTAL SITE ACREAGE

44-143

TAX MAP/PARCEL(S)

B-2

ZONING DISTRICT

The project is located at the intersection of Warrenton Road and McLane Drive

LOCATION OF PROJECT

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

Primary Contact Person ☐

NAME

Sheetz Inc.

COMPANY

351 Sheetz Way

Claysburg

PA

16625

ADDRESS

CITY

STATE

ZIP

PHONE NUMBER

FAX NUMBER

gkilfeat@sheetz.com

EMAIL ADDRESS

OWNER (Provide attachments if multiple owners)

Primary Contact Person ☐

NAME

BNE Restaurant Group IV LLC

COMPANY

PO Box 2629

Addison

TX

75001-2629

ADDRESS

CITY

STATE

ZIP

PHONE NUMBER

FAX NUMBER

EMAIL ADDRESS

PROFESSIONAL (Engineer, Surveyor, etc.)

Primary Contact Person ☒

Jon Fairbanks

NAME

Fairbanks & Franklin

COMPANY

1005 Mahone Street

Fredericksburg

VA

22401

ADDRESS

CITY

STATE

ZIP

(540) 899-3700

PHONE NUMBER

FAX NUMBER

Fairbanks@ff-pc.com

EMAIL ADDRESS

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)		Primary Contact Person <input checked="" type="checkbox"/>
<u>Jonelle Cameron Jessica Pfeiffer</u> NAME		<u>Walsh, Colucci, Lubeley & Walsh P.C.</u> COMPANY
<u>4310 Prince William Parkway Suite 300</u> ADDRESS	<u>Prince William</u> CITY	<u>VA</u> STATE
		<u>22192</u> ZIP
<u>(703) 680-4664</u> PHONE NUMBER	<u></u> FAX NUMBER	<u>jcameron@thelandlawyers.com jpfeiffer@thelandlawyers.com</u> EMAIL ADDRESS

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

BODDIE-NOELL ENTERPRISES, INC., a North
Carolina corporation, successor-by-merger to BNE
RESTAURANT GROUP IV, LLC

By: 

Name: Michael H. Hancock

Title: Executive Vice President

* Additional sheets may be used, if necessary.

P1302482.DOCX

Statements of Understanding

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

SHEETZ INC.,

By: 

Name: Gary Kilfeather

Title: Engineering/Permit Project Manager

* Additional sheets may be used, if necessary.

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

The applicant, Sheetz Inc. (the "Applicant"), is the contract lease of the property located at 567 Warrenton Road, Fredericksburg, VA (identified as Tax Map 44-143) (the "Property"). The Property is comprised of approximately ± 3.49 acres and is located at the intersection of Warrenton Road and Mclane Road. The Applicant is seeking a conditional use permit to allow for vehicle fuel sales and a drive-through associated with the convenience store/restaurant.

INFORMATION FOR FEE CALCULATIONS

3.49 # of Acres

Type of Conditional Use Permit:

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

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

INFORMATIONAL

Previous Resolution # _____

Zoning District B-2

Proposed Use(s) vehicle fuel sales with a drive-through associated with the convenience store/restaurant.

**STAFFORD COUNTY CONDITIONAL USE PERMIT APPLICATION
OWNER'S CONSENT STATEMENT**

COMMONWEALTH OF VIRGINIA

COUNTY OF: STAFFORD

This 9th of May, 2023
(Day) (Month) (Year)

I, Michael H. Hancock (name), as Executive Vice President (title), of BODDIE-NOELL ENTERPRISES, INC., as successor-by-merger to BNE Restaurant Group IV LLC (owner) do hereby authorize the Applicant, Sheetz Inc., or its successors and assigns (collectively, the "Applicant"), to file on my behalf all conditional use permits or other land use or permitting applications necessary to develop a portion of Tax Map 44-143 for vehicle fuel sales and a drive-through associated with the convenience store/restaurant or other use as the Applicant may reasonably determine. I further authorize the Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application documents, any draft conditional use permit conditions, plans and other application materials, and to undertake all other actions necessary to obtain approval of the aforementioned use.

**BODDIE-NOELL ENTERPRISES, INC., a
North Carolina corporation, successor-by-
merger to BNE RESTAURANT GROUP IV,
LLC**

By: 

Name: Michael H. Hancock

Title: Executive Vice President

STATE OF: NORTH CAROLINA

COUNTY OF: NASH

Subscribed and sworn to before me this 9th day of May, 2023, in my county and state aforesaid, by the aforementioned principal.

DONNA S. BATCHELOR
NOTARY PUBLIC
NASH COUNTY, N.C.


NOTARY PUBLIC

My Commission Expires: May 23, 2027

PI302484.DOCX

Review Fee Calculations

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

Section I. Standard Conditional Use Permit:

A. Base Fee: (Required)	\$	9,750.00	✓
B. General Fee: (If greater than 5 acres)			
(_____ Acres – 5) X \$125	\$		
C. Fire & Rescue Review Fee (required).....	\$	95.00	✓
D. Utilities Department Review Fee (required).....	\$	95.00	✓
E. Public Works Review Fee (required).....	\$	120.00	✓
F. Traffic Impact Analysis Review Fee: (If TIA required)			
Volume <1,000 VPD	\$200.00		
Volume >1,000 VPD	\$400.00	400.00	✓
G. Adjacent Property Notification (required):			
(8 Adjacent properties) X \$6.48	\$	51.84	✓
Sub-total (Add appropriate amounts from lines A thru G above).....	\$	10,511.84	
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$	289.08	
TOTAL (Sub-total + H. Technology Fee).....	\$	10,800.92	✓

Section II. Minor Conditional Use Permit 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 III. Minor Conditional Use Permit Amendment (when submitted simultaneously with a Minor Proffer Amendment Application):

A. General Fee: \$ 3,095.00

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

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

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

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

MAKE CHECK PAYABLE TO "STAFFORD COUNTY"

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

P1303440.DOCX

List of Adjoining Property Owners

The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

<u>45 23A</u>	<u>SHIV SAI VA INC</u>	
TAX MAP / PARCEL	NAME	
<u>1904 PRINCESS ANNE ST</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22401-3460</u>
CITY	STATE	ZIP

<u>44 141 and 44 142C</u>	<u>VICTOR ALPHA ASSOCIATES III LLC</u>	
TAX MAP / PARCEL	NAME	
<u>3825 EDWARDS RD STE 200</u>		
MAILING ADDRESS		
<u>CINCINNATI</u>	<u>OH</u>	<u>45209-1288</u>
CITY	STATE	ZIP

<u>44 141A</u>	<u>SUN KATHY OU & KATHY OU SUN TRUSTEE</u>	
TAX MAP / PARCEL	NAME	
<u>PO BOX 5450</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22403-0450</u>
CITY	STATE	ZIP

44 144	BURTON ROBERT G & MARIE B MITCHELL	
TAX MAP / PARCEL	NAME	
1404 CHARLES ST		
MAILING ADDRESS		
FREDERICKSBURG	VA	22401-3611
CITY	STATE	ZIP

45 18	S&P STAFFORD LLC	
TAX MAP / PARCEL	NAME	
564 WARRENTON RD		
MAILING ADDRESS		
FREDERICKSBURG	VA	22406-1026
CITY	STATE	ZIP

45 17E	WAFFLE HOUSE INC	
TAX MAP / PARCEL	NAME	
5986 FINANCIAL DR		
MAILING ADDRESS		
NORCROSS	GA	30071-2988
CITY	STATE	ZIP

45 17	MCLANE/MID-ATLANTIC INC	
TAX MAP / PARCEL	NAME	
PO BOX 6115		
MAILING ADDRESS		
TEMPLE	TX	76503-6115
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: Gary Kilfeather
Name of Company: Sheetz Inc.

Applicant Address 351 Sheetz Way
Clayburg, PA 16625

Applicant's Signature: 

Name of Agent Jonelle Cameron | Jessica Pfeiffer
Walsh, Colucci, Lubeley & Walsh P.C.

Address of Agent 4310 Prince William Parkway, Suite 300
Prince William, VA 22192

2. Type of Application

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

Application Affidavit

Page 2

Applicant: Sheetz Inc.

Project Name: _____

A/P #: _____

Date: _____

3. Property Information

Assessor's Parcel(s) 44-143

Address 567 Warrenton Road
Fredericksburg, VA 22406

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

<u>Name of owners</u>	<u>Address</u>
<u>N/A</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, shareholders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 shareholders.

<u>Name of Members</u>	<u>Address</u>
<u>Michael W. Boddie</u>	<u>1021 Noell Lane, Rocky Mount, NC 27803-1908</u>
<u>W. Craig Worthy</u>	<u>1021 Noell Lane, Rocky Mount, NC 27803-1908</u>
<u>William L. Boddie</u>	<u>1021 Noell Lane, Rocky Mount, NC 27803-1908</u>
<u>Michael H. Hancock</u>	<u>1021 Noell Lane Rocky Mount, NC 27803-1908</u>
<u>Douglas E. Anderson</u>	<u>1021 Noell Lane Rocky Mount, NC 27803-1908</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>
<u>N/A</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

Application Affidavit

Page 3

Applicant: Sheetz Inc.

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, shareholders, 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

Address

See Attachment A

_____	_____
_____	_____
_____	_____
_____	_____

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: Sheetz 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 Gary Kilfeather

Corporate Office of Signer 5700 Sixth Avenue

Signature 
Gary Kilfeather - Engineer/Permitting Project Manager

Date May 10, 2023

STATE OF: Virginia
COUNTY: Loudoun

The forgoing affidavit was acknowledged before me this 11th day of May, 2023 by
Gary Kilfeather owner/applicant.

My commission expires: 11/30/2026


Notary Public



ATTACHMENT A

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, shareholders, 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>Travis T. Sheetz</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Joseph S. Sheetz</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Stanton R. Sheetz</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Thomas P. Luciano</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Stephanie Doliveira</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Steven Augustine</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Michael A. LaCesa</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Robert Jochen</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Kyle Smith</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Anna Caporuscio</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>David J. Woodley</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Gary L. Zimmerman</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Darrin Pohar</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Adam R. Sheetz</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Charlie Campbell</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Trevor Walter</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Dan Coffin</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Emily Sheetz</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Ryan Sheetz</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>John Campbell</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Brian King</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>
<u>Brian Dinges</u>	<u>351 Sheetz Way, Clayburg, PA 16625</u>

Checklist for Generalized Development Plans (GDP)

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

N/A COMPLETE

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(1) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Date of drawing, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | true north arrow, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | scale, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | legend for all symbols used, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the applicant, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the owner, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the development, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | person preparing the drawing, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | match lines if applicable; |
| | | Sec 28-225(2) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Boundaries of the area covered by the application, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | vicinity map showing the general location of the proposed development, |
| | | major roads and existing subdivisions at a scale of one inch equals two thousand (2,000) feet; |
| | | Sec 28-225(3) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate locations and identification of any easements and rights-of-way on or abutting the site; |
| | | Sec 28-225(4) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location of each existing and proposed structure on the site |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | the number of stories, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | height, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | roof line, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | gross floor areas and |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | location of building entrances and exits; |
| | | Sec 28-225(5) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Identification and location of uses and structures on all abutting properties; |
| | | Sec 28-225(6) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location of all existing and proposed parking and loading areas, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | outdoor trash storage, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | lighting facilities, and |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | pedestrian walkways; |
| | | Sec 28-225(7) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location, height and type of each existing and proposed wall, fence, and other types of screening; |

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

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

Waiver of GDP Requirements

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

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

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

**CONDITIONAL USE PERMIT
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development Sheetz on Warrenton Road
Type of development motor vehicle fuel sales & drive-through
associated with a convenience store/
restaurant.

Parcel #44-143

RECEIVED BUT NOT OFFICIALLY SUBMITTED
DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED

DATE: _____ INITIALS _____

Traffic Volume Calculations

This site generates:

628 VPH (insert the highest VPH)

8,828 VPD on state controlled highways (insert highest volume).

628 Peak AM (VPH)

543 Peak PM (VPH)

482 Peak Saturday (VPH)

8,828 VPD highest intensity*

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

Minimum Thresholds to submit a TIA

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

Trip Generation Calculation Guidelines

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

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

Warrenton Road Sheetz
ITE Trip Gen 11th Ed

Using Convenience Store Size as Independent Variable¹

Land Use	ITE Code	Units	Weekday			Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
			Daily			Total			Total			Total		
			In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Convenience Store/Gas Station	945	6,879	1,000 S.F.	8,828	628	314	314	543	272	271	482	241	241	482
		Pass-bys (76% AM, 75% PM/SAT)	(6,621)	(477)	(477)	(239)	(238)	(407)	(204)	(203)	(362)	(181)	(181)	(362)
Net New Trips			2,207	151	151	75	76	136	68	68	120	60	60	120

¹Land Use Subcategory: 16 to 24 fueling positions

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

VDOT Traffic Impact Analysis Requirements

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

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

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

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