

# ZONING RECLASSIFICATION

## APPLICATION



AUGUST 2020

### 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](http://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.

### **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

- ☒ Completed "Project Information & Primary Contacts" form (Page 6)
- ☒ Signed "Statements of Understanding" from the owner(s) and applicant (Page 7)
- ☒ Signed and Notarized Owner's Consent Statement (if applicant/agent is not the owner)
- ☒ Completed "General Information" sheet (Page 8)
- ☒ Completed "Review Fee Calculation" sheet and appropriate fees payable to "County of Stafford" and "Virginia Department of Transportation" (if applicable) (Pages 9 – 11)
- ☒ Completed "List of Adjoining Property Owners" (Pages 12 & 13)
- ☒ Completed "Application Affidavit" (Pages 14 – 17)
- ☒ Completed "Checklist for Generalized Development Plans" (Pages 19 & 20)
- ☒ Completed "Transportation Impact Analysis Determination Form" (Page 21)
- ☒ 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 18)
- ☒ Completed Transportation Impact Analysis (TIA), if required (Five (5) paper copies with electronic copies or ftp site) (See "VDOT Rezoning Package Checklist", Page 23)

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#### 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 19 & 20)

Applications for reclassification to the P-TND zoning district shall also include:

- ~~NA~~ Twenty (20) copies of the Regulating Plan
- ~~NA~~ Twenty (20) copies of the Neighborhood Design Standards

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#### 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 24 & 25)

If Proffer Statement is for new residential developments and residential components of mixed-use properties:

**N/A** Completed Election of Code Provisions for Residential Proffers Worksheet (Page 26)

#### PROFFER REASONABLENESS ANALYSIS

#### **N/A** 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 26.

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> _____
<u>Austin Ridge Logistic Center</u>	_____
PROJECT NAME	SECTION
_____	<u>187.72 acres</u>
ADDRESS (IF AVAILABLE)	TOTAL SITE ACREAGE
<u>38-68(portion), 38-69 (portion), 38-70(portion), 38-70A, 38-78, 38-77A &amp; 29-78A</u>	<u>A1</u>
TAX MAP/PARCEL(S)	ZONING DISTRICT
<u>Parcels located west of I-95 along Austin Ridge Drive between Courthouse Road and Ramoth Church Road</u>	_____
LOCATION OF PROJECT	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input type="checkbox"/>
<u>Nathaniel Hagedorn</u> (Applicant)	<u>NorthPoint Development, LLC</u>
NAME	COMPANY
<u>12977 N. Outer 40 Road, Suite 203</u> <u>St. Louis</u>	<u>MO</u> <u>63141</u>
ADDRESS	CITY STATE ZIP
<u>314-323-0732</u>	<u>rmarshall@northpointkc.com</u>
PHONE NUMBER	EMAIL ADDRESS
FAX NUMBER	

<u>OWNER</u> (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
<u>Andrew Garrett, Manager</u>	<u>Accokeek Creek, LLC</u>
NAME	COMPANY
<u>51 Barrett Heights Road</u> <u>Stafford</u>	<u>VA</u> <u>22556</u>
ADDRESS	CITY STATE ZIP
<u>540-659-6172</u>	<u>MBowman@garrettddevelopment.com</u>
PHONE NUMBER	EMAIL ADDRESS
FAX NUMBER	

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
<u>Will Duncanson</u>	<u>Bowman Consulting</u>
NAME	COMPANY
<u>1300 Central Park Blvd.</u> <u>Fredericksburg</u>	<u>VA</u> <u>22401</u>
ADDRESS	CITY STATE ZIP
<u>540-371-0268</u>	<u>wduncanson@bowman.com</u>
PHONE NUMBER	EMAIL ADDRESS
FAX NUMBER	

### Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>		<u>PROJECT #</u> _____	
<u>Austin Ridge Logistic Center</u>		_____	
PROJECT NAME		SECTION	
_____		<u>187.72 acres</u>	
ADDRESS (IF AVAILABLE)		TOTAL SITE ACREAGE	
<u>38-68(portion), 38-69 (portion), 38-70(portion), 38-70A, 38-78, 38-77A &amp; 29-78A</u>		<u>A-1</u>	
TAX MAP/PARCEL(S)		ZONING DISTRICT	
<u>Parcels located west of I-95 along Austin Ridge Drive between Courthouse Road and Ramoth Church Road</u>			
LOCATION OF PROJECT			

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

<u>OWNER</u> (Provide attachments if multiple owners)		Primary Contact Person <input type="checkbox"/>	
<u>Andrew S. Garrett, President</u>		<u>Augustine South Associates, LLC</u>	
NAME		COMPANY	
<u>51 Barrett Heights Road</u>	<u>Stafford</u>	<u>VA</u>	<u>22556</u>
ADDRESS	CITY	STATE	ZIP
<u>540-659-6172</u>	_____	<u>MBowman@garrettdevelopment.com</u>	
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	

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TAX MAP/PARCEL(S)	ZONING DISTRICT
<u>Parcels located west of I-95 along Austin Ridge Drive between Courthouse Road and Ramoth Church Road</u>	
LOCATION OF PROJECT	

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

<u>OWNER</u> (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
<u>Andrew S. Garrett, President</u>	<u>Augustine South Associates, LLC</u>
NAME	COMPANY
_____	_____
ADDRESS	CITY
	STATE
	ZIP
_____	_____
PHONE NUMBER	EMAIL ADDRESS
_____	_____
FAX NUMBER	_____

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



### Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>		<u>PROJECT #</u> _____
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TAX MAP/PARCEL(S) <u>Parcels located west of I-95 along Austin Ridge Drive between Courthouse Road and Ramoth Church Road</u>		ZONING DISTRICT
LOCATION OF PROJECT		

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)		Primary Contact Person <input type="checkbox"/>	
NAME		COMPANY	
ADDRESS		CITY	STATE
		ZIP	
PHONE NUMBER		FAX NUMBER	EMAIL ADDRESS

<u>OWNER</u> (Provide attachments if multiple owners)		Primary Contact Person <input type="checkbox"/>	
<u>Linda D. Beuchert and Patrick V. Beuchert, Jr.</u> NAME		COMPANY	
<u>114 Cedar Lane</u> ADDRESS		<u>Stafford</u> CITY	<u>VA</u> STATE
		<u>22554</u> 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

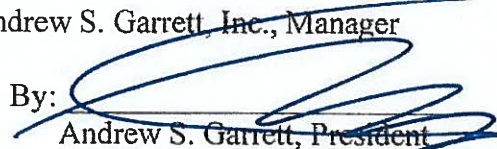
**OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, **NorthPoint Development, LLC**, a Missouri limited liability company, or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning or other land use or permitting applications necessary to amend proffers, and develop Stafford County Tax Map Numbers 38-69 (portion), 38-70 (portion) and 38-70A (portion), as Applicant may reasonably determine for purposes of M-1 uses, 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**

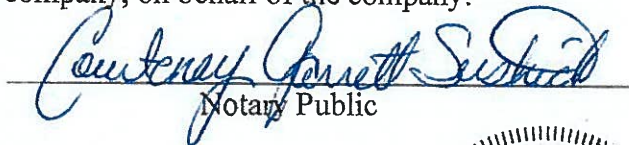
Augustine South Associates, LLC,  
a Virginia limited liability company

By: Andrew S. Garrett, Inc., Manager

By:   
Andrew S. Garrett, President

STATE/Commonwealth of Virginia,  
CITY/COUNTY OF Stafford, to wit:

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 2022, by Andrew S. Garrett, President of Andrew S. Garrett, Inc., as Manager for Augustine South Associates, LLC, a Virginia limited liability company, on behalf of the company.

  
Notary Public

My Commission expires: 4/30/2023  
Notary Registration number: 7846467

SEAL:



**OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, **NorthPoint Development, LLC**, a Missouri limited liability company, or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning or other land use or permitting applications necessary to amend proffers, and develop Stafford County Tax Map Numbers 38-68 (portion), 38-77A and 38-78, as Applicant may reasonably determine for purposes of M-1 uses, 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**

ACCOKEEK CREEK, LLC,  
a Virginia limited liability company

By:   
Andrew Garrett, Manager

STATE/Commonwealth of Virginia,  
CITY/COUNTY OF Stafford, to wit:

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 2022, by Andrew Garrett, Manager of Accokeek Creek, LLC, a Virginia limited liability company, on behalf of the company.

  
Notary Public

My Commission expires: 4/30/2023  
Notary Registration number: 7846467

SEAL:



**OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, **NorthPoint Development, LLC**, a Missouri limited liability company, or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning or other land use or permitting applications necessary to amend proffers, and develop Stafford County Tax Map Numbers 38-69 (portion), 38-70 (portion) and 38-70A (portion), as Applicant may reasonably determine for purposes of M-1 uses, 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**

Augustine South Associates, LLC,  
a Virginia limited liability company

By: Cutler Development Corporation, Manager

By:

*Miriam J. Cutler*  
Miriam J. Cutler,

STATE/Commonwealth of DC  
CITY/COUNTY OF Washington, to wit:

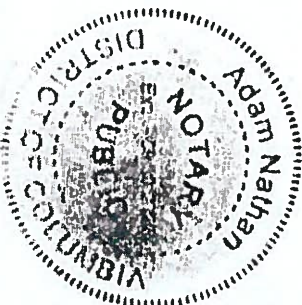
The foregoing instrument was acknowledged before me this 20 day of April, 2022, by Miriam J. Cutler, President of Cutler Development Corporation, as Manager for Augustine South Associates, LLC, a Virginia limited liability company, on behalf of the company.

*[Signature]*  
Notary Public

My Commission expires: 09/30/2022  
Notary Registration number: N/A

SEAL:

14825575.1 046645.00001





**OWNER'S NOTARIZED CONSENT**

I, the undersigned, do hereby authorize the applicant, **NorthPoint Development, LLC**, a Missouri limited liability company, or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning or other land use or permitting applications necessary to amend proffers, and develop Stafford County Tax Map Numbers 29-78A, as Applicant may reasonably determine for purposes of M-1 uses, 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**

By: *Linda D. Beuchert*  
Linda D. Beuchert

By: *Patrick V. Beuchert, Jr.*  
Patrick V. Beuchert, Jr.

STATE/COMMONWEALTH OF Virginia,  
CITY/COUNTY OF Fredricksburg, to wit:

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of April, 2022,  
by Linda D. Beuchert, and Patrick V. Beuchert, Jr.

*[Signature]*

Notary Public

My Commission expires: 08/31/2024  
Notary Registration number: 7883487

SEAL:



### 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

Linda D. Beuchert

\_\_\_\_\_  
Printed Name

4/19/12  
\_\_\_\_\_  
Date



\_\_\_\_\_  
Signature of Owner/Co Owner

Patrick V. Beuchert, Jr.

\_\_\_\_\_  
Printed Name

4/19/12  
\_\_\_\_\_  
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

Nathaniel Hagedorn, Manager

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date


\* Additional sheets may be used, if necessary.

### Statements of Understanding

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_____ Signature of Owner/Co Owner	<u>Linda D. Beuchert</u> Printed Name	_____ Date
_____ Signature of Owner/Co Owner	<u>Patrick V. Beuchert, Jr.</u> 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	<u>Nathaniel Hagedorn, Manager</u> Printed Name	<u>4/20/2022</u> Date
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\* Additional sheets may be used, if necessary.

Signature of Owner/Co Owner

04/20/2022

Date \_\_\_\_\_

64/2022

Date \_\_\_\_\_

Signature of Owner/Co Owner

Date \_\_\_\_\_

Signature of Applicant/Agent

Date \_\_\_\_\_

Page 7



### Statements of Understanding

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\_\_\_\_\_  
Signature of Owner/Co Owner

Accokeek Creek, LLC, a Virginia limited liability company  
BY: Andrew Garrett, Manager

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner/Co Owner

Augustine South Associates LLC, a Virginia limited liability company  
BY: Andrew S. Garrett, Inc., Manager  
BY: Andrew S. Garrett, President

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner/Co Owner

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

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\_\_\_\_\_  
Signature of Applicant/Agent

Nathaniel Hagedorn, Manager

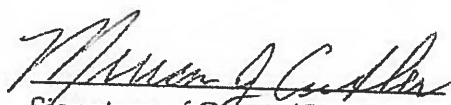
\_\_\_\_\_  
Printed Name

4/20/2022  
\_\_\_\_\_  
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 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

Augustine South Associates LLC, a Virginia limited liability company  
BY: Cutler Development Corporation  
BY: Miriam J. Cutler

\_\_\_\_\_  
Printed Name

4/20/2022  
\_\_\_\_\_  
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

Nathaniel Hagedorn, Manager

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date


\* Additional sheets may be used, if necessary.

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_____ Signature of Owner/Co Owner	Augustine South Associates LLC, a Virginia limited liability company BY: Cutler Development Corporation BY: Miriam J. Cutler _____ Printed Name	_____ Date
_____ Signature of Owner/Co Owner	_____ Printed Name	_____ Date
_____ Signature of Owner/Co Owner	_____ Printed Name	_____ Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a 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	Nathaniel Hagedorn, Manager _____ Printed Name	4/20/2022 _____ Date
--	--	----------------------------

\* Additional sheets may be used, if necessary.

### General Information

Clearly indicate all information that applies to this project:

#### DETAILED DESCRIPTION OF PROJECT

Request to develop a 2,056,000 square foot high-cube transload and short-term warehouse storage facility.

\_\_\_\_\_

\_\_\_\_\_

#### INFORMATION FOR FEE CALCULATIONS

187.72 # 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) \_\_\_\_\_

Original Zoning A-1

Proposed Zoning M-1

Proposed Use(s) Warehouse, storage, and accessory uses

\_\_\_\_\_

\_\_\_\_\_

## 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>187.72</u> Acres - 5) X \$125 .....	\$ <u>22,840.00</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>14</u> Adjacent properties) X \$6.48 .....	\$ <u>90.72</u>
Sub-total (Add appropriate amounts from lines A thru G above).....	\$ <u>36,370.72</u>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>1,000.19</u>
TOTAL (Sub-total + H. Technology Fee).....	\$ <u>37,370.91</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 .....	\$ _____
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)**

### 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>29-80C</u>	<u>Meritt-AR1 LLC</u>	
TAX MAP / PARCEL	NAME	
<u>2066 Lord Baltimore Drive</u>		
MAILING ADDRESS		
<u>Baltimore</u>	<u>MD</u>	<u>21244</u>
CITY	STATE	ZIP

<u>29-79</u>	<u>YOGI Hospitality LLC</u>	
TAX MAP / PARCEL	NAME	
<u>10110 Seattle Slew Lane, Unit N</u>		
MAILING ADDRESS		
<u>Laurel</u>	<u>MD</u>	<u>20723</u>
CITY	STATE	ZIP

<u>29-78</u>	<u>Irene Vasquez &amp; Mary Irene M. Fritter</u>	
TAX MAP / PARCEL	NAME	
<u>936 Courthouse Road</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP



STAFFORD COUNTY  
Department of Planning and Zoning

<u>29-73E</u>	<u>Thomas E. Sablon Jr. &amp; Kim T. Ylisela</u>	
TAX MAP / PARCEL	NAME	
<u>2 Cedar Lane</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP

<u>29-73A</u>	<u>Mary Veronica Danhires</u>	
TAX MAP / PARCEL	NAME	
<u>102 Cedar Lane</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP

<u>29-73L</u>	<u>Emily Melts &amp; Todd Lee Garner</u>	
TAX MAP / PARCEL	NAME	
<u>74 Cedar Lane</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22554</u>
CITY	STATE	ZIP

<u>29-73D</u>	<u>Stafford Developers LLC</u>	
TAX MAP / PARCEL	NAME	
<u>4110 Wynnwood Drive</u>		
MAILING ADDRESS		
<u>Annandale</u>	<u>VA</u>	<u>22003</u>
CITY	STATE	ZIP

STAFFORD COUNTY  
Department of Planning and Zoning

<u>38-67</u>	<u>Accokeek Property LLC</u>	
TAX MAP / PARCEL	NAME	
<u>PO Box 96</u>		
MAILING ADDRESS		
<u>Clifton</u>	<u>VA</u>	<u>20124</u>
CITY	STATE	ZIP

<u>38-1A, 38-66, 38-71</u>	<u>Augustine South Associates LLC</u>	
TAX MAP / PARCEL	NAME	
<u>PO Box 2648</u>		
MAILING ADDRESS		
<u>Stafford</u>	<u>VA</u>	<u>22555</u>
CITY	STATE	ZIP

<u>38-2A</u>	<u>Joseph M. and Anna Marie Bruno</u>	
TAX MAP / PARCEL	NAME	
<u>50 Stone Ledge Road</u>		
MAILING ADDRESS		
<u>Newville</u>	<u>PA</u>	<u>17241</u>
CITY	STATE	ZIP

<u>38-65</u>	<u>Frank A. Tyler Estate</u>	
TAX MAP / PARCEL	NAME	
<u>1072 Warminster Drive</u>		
MAILING ADDRESS		
<u>Midlothian</u>	<u>VA</u>	<u>23113</u>
CITY	STATE	ZIP

STAFFORD COUNTY  
Department of Planning and Zoning

<u>38-74, 38-74A</u>		<u>Daniel H. Borinsky, Trustee</u>
TAX MAP/PARCEL	NAME	
<u>1250 S Washington Street, Unit 821</u>		
MAILING ADDRESS		
<u>Alexandria</u>	<u>VA</u>	<u>22314</u>
CITY	STATE	ZIP

38-77	Exel Inc.	
TAX MAP / PARCEL	NAME	
360 Westar Blvd		
MAILING ADDRESS		
Westerville	OH	43082
CITY	STATE	ZIP

<u>38-80</u>		<u>R Income Properties, LLC</u>
TAX MAP/PARCEL	NAME	
<u>4920 Quintessence Court</u>		
MAILING ADDRESS		
<u>Haymarket</u>	<u>VA</u>	<u>20169</u>
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 Nathaniel Hagedorn  
Name of Company NorthPoint Development, LLC

Applicant Address 12977 N. Outer 40 Road, Suite 203  
St. Louis, MO 63141

Applicant's Signature 

Name of Agent Charles W. Payne, Jr.

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

### 2. Type of Application

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

**Application Affidavit**

Page 2

**Applicant:** NorthPoint Development, LLC

Project Name: \_\_\_\_\_

A/P #: \_\_\_\_\_

Date: \_\_\_\_\_

**3. Property Information**

**Assessor's Parcel(s)** 38-68(portion), 38-69(portion), 38-70 (portion), 38-70A,  
38-78, 38-77A and 29-78A

**Address** \_\_\_\_\_  
\_\_\_\_\_

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

Name of owners \_\_\_\_\_

Address \_\_\_\_\_

_____	_____
_____	_____
_____	_____
_____	_____

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.

Name of Members \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_ \*See member list attached for Augustine South Associates, LLC and Accokeek Creek, LLC

_____	_____
_____	_____
_____	_____

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.

Name of Members \_\_\_\_\_

Address \_\_\_\_\_

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**Augustine South Associates, LLC**

**Members:**

Andrew S. Garrett  
David Mulrone  
Marcelle R. Brenner, Trustee U/A/D August 6, 2001  
Scott J. & Ann E. Thomas  
Daniel D. Gartner  
Kimberly W. Gartner  
Cutler Investments, LLC  
Homer B. Sewell Trust  
Andrew S. Garrett, Inc.  
Cutler Development Corporation  
Stephen C. Ziegler  
Michael P. Ziegler

**Managers:**

Andrew S. Garrett, Inc.  
Cutler Development Corporation  
Scott J. Thomas

**Accokeek Creek, LLC**

**Members:**

Andrew S. Garrett  
Miriam J. Cutler  
Scott J. Thomas  
Garrett Development Corporation  
Mark E. Bowman

**Manager:** Garrett Development Corporation

**Application Affidavit**

**Page 3**

**Applicant:** NorthPoint Development, LLC

Project Name: \_\_\_\_\_

A/P #: \_\_\_\_\_

Date: \_\_\_\_\_

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

**Name of Members**

Nathaniel Hagedorn

Manager

NorthPoint Holdings, LLC

Member

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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: NorthPoint Development, LLC

Project Name: \_\_\_\_\_  
A/P #: \_\_\_\_\_  
Date: \_\_\_\_\_

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer Nathaniel Hagedorn

Corporate Office of Signer Manager

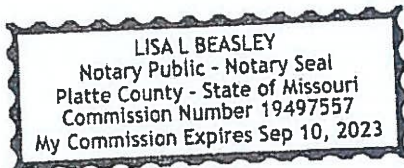
Signature [Signature]

Date 4/20/22

STATE/~~COMMONWEALTH~~ OF Missouri  
~~CITY~~/COUNTY OF Platte, to wit:

The forgoing affidavit was acknowledged before me this 20<sup>th</sup> day of April,  
2022 by Nathaniel Hagedorn ~~owner~~/applicant.

My commission expires: 9-10-2023



[Signature]  
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"/> | <b>Sec 28-225(1)</b>   |
| <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 checked="" type="checkbox"/> | match lines if applicable;   |
|                                     |                                     | <b>Sec 28-225(2)</b>   |
| <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;       |
|                                     |                                     | <b>Sec 28-225(3)</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Approximate locations and identification of any easements and rights-of-way on or abutting the site; |
|                                     |                                     | <b>Sec 28-225(4)</b>   |
| <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;  |
|                                     |                                     | <b>Sec 28-225(5)</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Identification and location of uses and structures on all abutting properties;                       |
|                                     |                                     | <b>Sec 28-225(6)</b>   |
| <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;   |

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(7)<br>Approximate location, height and type of each existing and proposed wall, fence, and other types of screening;  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(8)<br>Approximate location and description of all proposed landscaping;   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(9)<br>Approximate location, height and dimensions of all proposed signage on site; "entrance feature"   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(10)<br>Approximate location of all existing drainage ways, floodplains and wetlands on site;  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(11)<br>Approximate location of all common open space, recreational areas and bufferyards;   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(12)<br>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)<br>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 Austin Ridge Logistic Center  
Type of development Warehouse, storage and accessory uses  
Parcel # 38-68 (portion), 38-69 (portion), 38-70 (portion),  
38-70A, 38-78, 38-77A, and 29-78A

RECEIVED BUT NOT OFFICIALLY  
SUBMITTED:

DATE: \_\_\_\_\_ INITIALS \_\_\_\_\_

OFFICIALLY SUBMITTED:

DATE: \_\_\_\_\_ INITIALS \_\_\_\_\_

**Traffic Volume Calculations**

This site generates:

198 VPH (highest VPH)  
2,771 VPD on state controlled highways (highest)  
158 VPH Peak AM  
198 VPH Peak PM  
\_\_\_\_\_ VPH Peak Saturday  
2,771 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  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.	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		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.



**METES AND BOUNDS DESCRIPTION  
PROPOSED M-1  
ON A PORTION OF THE LANDS OF  
ACCAKEEK PARTNERSHIP  
DEED BOOK 660 AT PAGE 747  
TM 38-68, 38-78, & 38-77A  
AUGUSTINE SOUTH ASSOCIATES, LLC  
INSTRUMENT NUMBER 150000838  
TM 38-69, 38-70, & 38-70A  
LINDA D. BEUCHERT AND PATRICK V. BEUCHERT, JR.  
INSTRUMENT NUMBER 080006457  
TM 29-78A  
ROCK HILL MAGISTERIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA**

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE LANDS OF MERRITT-AR1, LLC AS RECORDED IN INSTRUMENT NUMBER 210001577 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA. THENCE, DEPARTING SAID MERRITT-AR1, LLC AND RUNNING WITH SAID INTERSTATE 95 THE FOLLOWING COURSES AND DISTANCES:

S 15°05'52" W, 22.84 FEET TO A POINT OF CURVATURE; THENCE

769.95 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT WITH A RADIUS OF 11609.16 FEET, A CENTRAL ANGLE OF 03°48'00", AND A CHORD BEARING AND DISTANCE OF S 23°56'19" W, 769.81 FEET TO A POINT; THENCE

S 34°17'38" W, 182.04 FEET TO A POINT; THENCE

S 28°15'16" W, 153.92 FEET TO A POINT; THENCE

S 16°17'30" W, 153.01 FEET TO A POINT; THENCE

S 05°00'41" W, 365.28 FEET TO A POINT OF CURVATURE; THENCE

273.45 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT WITH A RADIUS OF 11572.16 FEET, A CENTRAL ANGLE OF 01°21'14", AND A CHORD BEARING AND DISTANCE OF S 17°14'12" W, 273.44 FEET TO A POINT; THENCE

S 16°33'35" W, 59.33 FEET TO A POINT; THENCE, DEPARTING SAID INTERSTATE 95 AND PASSING THROUGH THE LANDS OF ACCAKEEK PARTNERSHIP (TM 38-68, 38-78, & 38-77A) AS RECORDED IN DEED BOOK 660 AT PAGE 747, AUGUSTINE SOUTH ASSOCIATES, LLC (TM 38-69, 38-70, & 38-70A) AS RECORDED IN INSTRUMENT NUMBER 150000838, AND LINDA D. BEUCHERT AND PATRICK V. BEUCHERT, JR. (TM 29-78A) AS RECORDED IN INSTRUMENT NUMBER 080006457 ALL AMONG SAID LAND RECORDS THE FOLLOWING COURSES AND DISTANCES:

S 57°58'07" W, 485.41 FEET TO A POINT; THENCE

N 22°30'50" W, 550.66 FEET TO A POINT; THENCE  
S 54°28'20" W, 246.21 FEET TO A POINT; THENCE  
N 83°13'36" W, 106.41 FEET TO A POINT; THENCE  
N 01°59'34" W, 252.03 FEET TO A POINT; THENCE  
N 15°13'36" E, 469.74 FEET TO A POINT; THENCE  
N 03°14'48" W, 127.27 FEET TO A POINT; THENCE  
N 17°30'47" E, 260.02 FEET TO A POINT; THENCE  
N 52°41'54" E, 225.49 FEET TO A POINT; THENCE  
N 18°05'21" W, 174.47 FEET TO A POINT; THENCE  
N 73°06'02" W, 289.51 FEET TO A POINT; THENCE  
S 17°50'21" W, 51.15 FEET TO A POINT; THENCE  
S 01°18'04" E, 145.24 FEET TO A POINT; THENCE  
S 21°37'01" W, 1121.73 FEET TO A POINT; THENCE  
N 85°53'37" W, 831.19 FEET TO A POINT; THENCE  
N 73°47'04" W, 150.61 FEET TO A POINT OF CURVATURE; THENCE

653.10 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT WITH A RADIUS OF 842.50 FEET, A CENTRAL ANGLE OF 44°24'54", AND A CHORD BEARING AND DISTANCE OF N 05°59'31" W, 636.87 FEET TO A POINT; THENCE

N 28°11'59" W, 1341.44 FEET TO A POINT ON THE EASTERLY LINE OF THE LANDS OF ACCOKEEK PROPERTY LLC AS RECORDED IN INSTRUMENT NUMBER 020029653 AMONG SAID LAND RECORDS; THENCE, CONTINUING WITH SAID ACCOKEEK PROPERTY LLC

N 35°20'51" E, 1934.72 FEET TO A POINT ON THE SOUTHERLY LINE OF THE LANDS OF STAFFORD DEVELOPERS LLC AS RECORDED IN INSTRUMENT NUMBER 160013043 AMONG SAID LAND RECORDS; THENCE, DEPARTING SAID ACCOKEEK PROPERTY LLC AND RUNNING WITH SAID STAFFORD DEVELOPERS LLC AND, WITH THE SAME LINE EXTENDED, WITH THE SOUTHERLY LINE OF THE LANDS OF GARNER AS RECORDED IN INSTRUMENT NUMBER 100014484 AMONG SAID LAND RECORDS

S 54°01'25" E, 592.21 FEET TO A POINT; THENCE, CONTINUING WITH SAID GARNER, AND, WITH THE SAME LINE EXTENDED, WITH THE SOUTHERLY LINE OF THE LANDS OF DANHIRES AS RECORDED IN INSTRUMENT NUMBER 190012376 AMONG SAID LAND RECORDS, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CEDAR LANE, WITH THE SOUTHERLY LINE OF THE LANDS OF YES YES AIR CONDITIONING - HEATING, INC. AS RECORDED IN INSTRUMENT NUMBER 190006216 AMONG SAID LAND RECORDS, AND WITH THE SOUTHERLY LINE OF THE LANDS OF FRITTER & MCCONKCIE AS RECORDED IN INSTRUMENT NUMBER 090000158 AMONG SAID LAND RECORDS

S 51°12'17" E, 582.02 FEET TO A POINT; THENCE, CONTINUING WITH SAID FRITTER & MCCONKCIE

S 51°22'42" E, 263.88 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF YOGI HOSPITALITY, LLC AS RECORDED IN INSTRUMENT NUMBER 070019481 AMONG SAID LAND RECORDS; THENCE, DEPARTING SAID FRITTER & MCCONKCIE AND RUNNING WITH SAID YOGI HOSPITALITY, LLC THE FOLLOWING COURSES AND DISTANCES:

S 51°03'52" E, 325.76 FEET TO A POINT; THENCE

S 53°28'52" E, 90.49 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF SAID MERRITT-AR1, LLC; THENCE, DEPARTING SAID YOGI HOSPITALITY, LLC AND RUNNING WITH SAID MERRITT-AR1, LLC THE FOLLOWING COURSES AND DISTANCES:

S 51°16'48" E, 95.93 FEET TO A POINT; THENCE

S 50°58'29" E, 926.46 FEET TO A POINT; THENCE

S 51°12'17" E, 361.45 FEET TO THE POINT OF BEGINNING,

CONTAINING 7,959,167 SQUARE FEET OR 182.71732 ACRES OF LAND, MORE OR LESS.

14897943.1 046645.00001

## Stafford County Real Estate Tax Search/Payment

### Owner

Name / Mailing Address:  
ACCOKEEK CREEK LLC  
51 BARRETT HEIGHTS RD A102  
STAFFORD VA 22556-0000

### Property Description

Map #: 38-68  
Alt. ID/PIN: 23899  
Legal: \*No Situs Address\*

### Current Assessment

Land Value: \$462,800  
Improvement Value: \$0  
Land Use Value: \$45,300  
Total Taxable Value: \$45,300

[View Real Estate Details](#)

## Invoice History

Total Due: \$385.06    Total Tax Paid: \$6,933.31  
Total Penalty/Int Paid: \$56.58  
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
2022	23393	Real Estate	12/5/2022	0.850	\$192.53	\$0.00	\$0.00	\$192.53	\$0.00	
2022	23393	Real Estate	6/6/2022	0.850	\$192.53	\$0.00	\$0.00	\$192.53	\$0.00	
2021	23407	Real Estate	12/6/2021	0.970	\$219.71	\$0.00	\$0.00	\$0.00	\$219.71	11/30/2021
2021	23407	Real Estate	6/7/2021	0.970	\$219.71	\$0.00	\$0.00	\$0.00	\$219.71	6/14/2021
2020	23415	Real Estate	12/7/2020	0.970	\$219.71	\$0.00	\$0.00	\$0.00	\$219.71	11/30/2020
2020	23415	Real Estate	6/5/2020	0.970	\$219.71	\$0.00	\$0.00	\$0.00	\$219.71	6/1/2020
2019	23431	Real Estate	12/5/2019	1.010	\$228.77	\$22.88	\$0.38	\$0.00	\$251.84	2/14/2020
2019	23431	Real Estate	6/5/2019	1.010	\$228.77	\$0.00	\$0.00	\$0.00	\$228.77	6/10/2019
2018	23458	Real Estate	12/6/2018	0.990	\$224.24	\$0.00	\$0.00	\$0.00	\$224.24	11/30/2018
2018	23458	Real Estate	6/5/2018	0.990	\$224.24	\$0.00	\$0.00	\$0.00	\$224.24	6/8/2018
2017	23485	Real Estate	12/5/2017	0.990	\$224.24	\$0.00	\$0.00	\$0.00	\$224.24	12/11/2017
2017	23485	Real Estate	6/5/2017	0.990	\$224.24	\$0.00	\$0.00	\$0.00	\$224.24	6/2/2017
2016	23507	Real Estate	12/5/2016	0.990	\$224.24	\$0.00	\$0.00	\$0.00	\$224.24	11/28/2016
2016	23507	Real Estate	6/6/2016	0.990	\$224.24	\$0.00	\$0.00	\$0.00	\$224.24	6/1/2016
2015	23525	Real Estate	12/7/2015	1.019	\$230.80	\$0.00	\$0.00	\$0.00	\$230.80	12/9/2015
2015	23525	Real Estate	6/5/2015	1.019	\$230.80	\$0.00	\$0.00	\$0.00	\$230.80	6/5/2015
2014	23545	Real Estate	12/5/2014	1.019	\$230.80	\$0.00	\$0.00	\$0.00	\$230.80	12/2/2014
2014	23545	Real Estate	6/5/2014	1.019	\$230.80	\$0.00	\$0.00	\$0.00	\$230.80	6/4/2014
2013	23557	Real Estate	12/5/2013	1.070	\$242.36	\$0.00	\$0.00	\$0.00	\$242.36	12/2/2013