

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: _____ INITIALS _____

OFFICIALLY SUBMITTED

DATE: _____ INITIALS _____

Optional Application Materials

Although not required, the following additional materials are requested to be included with the initial application submission, if available. These items are often requested during the review process. Providing the information in advance can assist in accelerating the review:

1. Site Illustrations or Building Elevations
2. Electronic Version of generalized development plans, boundary survey, and any illustrations (a pdf on a CD, DVD, sent via email, or through ftp site is acceptable)

Project Information & Primary Contacts

<p><u>PROJECT INFORMATION</u></p> <p><u>Next Tier Connect</u> PROJECT NAME</p> <hr/> <p>ADDRESS (IF AVAILABLE) <u>20PP A</u></p> <p>TAX MAP /PARCEL(S) Center Street & Garrisonville Road Stafford, VA 22554</p> <p>LOCATION OF PROJECT</p>	<p><u>PROJECT #</u> <u>15492</u></p> <hr/> <p>SECTION <u>1.52</u></p> <hr/> <p>TOTAL SITE ACREAGE <u>B2</u></p> <hr/> <p>ZONING DISTRICT</p>
--	--

<p><u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)</p> <p><u>James Coakley</u> NAME</p> <p><u>1 Penn Plaza Suite 20131</u> <u>New York</u> ADDRESS CITY</p> <p><u>(202) 246-5034</u> PHONE NUMBER FAX NUMBER</p>	<p>Primary Contact Person <input type="checkbox"/></p> <p><u>Next Tier Real Estate Investors</u> COMPANY</p> <p><u>NY</u> <u>10119</u> STATE ZIP</p> <p><u>james.coakley@nexttierhd.com</u> EMAIL ADDRESS</p>
--	---

<p><u>OWNER</u> (Provide attachments if multiple owners)</p> <p><u>Jack Rowley</u> NAME</p> <p><u>1142 Truslow Road</u> <u>Fredericksburg</u> ADDRESS CITY</p> <p><u>(540) 538-7417</u> PHONE NUMBER FAX NUMBER</p>	<p>Primary Contact Person <input type="checkbox"/></p> <p><u>Germanna Community College Real Estate Foundation</u> COMPANY</p> <p><u>VA</u> <u>22406</u> STATE ZIP</p> <p><u>jfr100@gmail.com</u> EMAIL ADDRESS</p>
---	---

<p><u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)</p> <p><u>Connor Hedges, P.E.</u> NAME</p> <p><u>28 Blackwell Park Lane Suite 201</u> <u>Warrenton</u> ADDRESS CITY</p> <p><u>(540) 349-4500</u> PHONE NUMBER FAX NUMBER</p>	<p>Primary Contact Person <input checked="" type="checkbox"/></p> <p><u>Bohler</u> COMPANY</p> <p><u>VA</u> <u>20186</u> STATE ZIP</p> <p><u>chedges@bohlereng.com</u> EMAIL ADDRESS</p>
--	--

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.

STAFFORD COMMERCE CENTER OWNERS
ASSOCIATION

By: _____

Name: Gary Werner

Title: Director

* 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 conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.


Signature of Owner/Co Owner

James F Coakley 10/02/2023

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


Signature of Applicant/Agent

James F Coakley 10/2/2023

Printed Name Date

* Additional sheets may be used, if necessary.

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

This project is to convert an existing storm water dry pond to an underground detention system and a surface parking lot with associated site improvements.

INFORMATION FOR FEE CALCULATIONS

1.52 # 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 B2

Proposed Use(s) Medium Intensity Commercial Retail

Review Fee Calculations

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

Section I. Standard Conditional Use Permit:

A. Base Fee: (Required)	\$ <u>9,750.00</u>
B. General Fee: (If greater than 5 acres)	
(_____ Acres - 5) X \$125	\$ _____
C. Fire & Rescue Review Fee (required).....	\$ <u>95.00</u>
D. Utilities Department Review Fee (required).....	\$ <u>95.00</u>
E. Public Works Review Fee (required).....	\$ <u>120.00</u>
F. Traffic Impact Analysis Review Fee: (If TIA required)	
Volume <1,000 VPD	\$200.00
Volume >1,000 VPD	\$400.00
.....	\$ _____
G. Adjacent Property Notification (required):	
<input checked="" type="checkbox"/> (<u>3</u> Adjacent properties) X \$6.48	\$ <u>19.44</u>
Sub-total (Add appropriate amounts from lines A thru G above).....	\$ <u>10,079.44</u> *
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>277.18</u>
TOTAL (Sub-total + H. Technology Fee)	\$ <u>10,356.62</u> *

Section II. Minor Conditional Use Permit Amendment:

A. General Fee:	\$ <u>6,190.00</u>
B. Adjacent Property Notification (required):	
(_____ Adjacent properties) X \$6.48	\$ _____
Sub-total (Add lines A and B)	\$ _____
C. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ _____
TOTAL (Sub-total + C. Technology Fee)	\$ _____

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>20PP 5</u>	<u>Germanna Community College Real Estate</u>		✓
TAX MAP / PARCEL	NAME		
<u>PO Box 1430</u>			
MAILING ADDRESS			
<u>Locust Grove</u>	<u>VA</u>	<u>22508</u>	
CITY	STATE	ZIP	

<u>20PP 3</u>	<u>NT RB Stafford Propco LLC</u>		✓
TAX MAP / PARCEL	NAME		
<u>1 Penn Plaza Suite 2601</u>			
MAILING ADDRESS			
<u>New York</u>	<u>NY</u>	<u>10119</u>	
CITY	STATE	ZIP	

<u>20ZZ 202</u>	<u>Garrisonville Holdings LLC</u>		✓
TAX MAP / PARCEL	NAME		
<u>900 Princess Anne Street</u>			
MAILING ADDRESS			
<u>Fredericksburg</u>	<u>VA</u>	<u>22401</u>	
CITY	STATE	ZIP	

<u>20J 5 CONDO</u> TAX MAP / PARCEL	<u>Landmarc Real Estate</u> NAME		
<u>100 Chesterfield Lane</u> MAILING ADDRESS			
<u>Stafford</u> CITY	<u>VA</u> STATE	<u>22556</u> ZIP	

<u>20J 4 CONDO</u> TAX MAP / PARCEL	<u>Landmarc Real Estate</u> NAME		
<u>100 Chesterfield Lane</u> MAILING ADDRESS			
<u>Stafford</u> CITY	<u>VA</u> STATE	<u>22556</u> ZIP	

<u>20ZZ 203</u> TAX MAP / PARCEL	<u>Garrisonville Holdings LLC</u> NAME		
<u>900 Princess Anne Street</u> MAILING ADDRESS			
<u>Fredericksburg</u> CITY	<u>VA</u> STATE	<u>22401</u> 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: _____

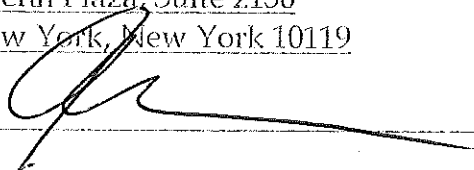
All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability 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: Gary Werner
Name of Company: Stafford Commerce Center Owners Association

Applicant Address 1 Peru Plaza, Suite 2130
New York, New York 10119

Applicant's Signature: 

Name of Agent 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 |

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

Application Affidavit
Page 2

Applicant: Stafford Commerce Center Owners Association

3. Property Information

Assessor's Parcel(s) 20PP-A

Address

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>
N/A	

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>Kevin Reardon, President</u>	<u>61 New South Road, Hicksville, NY 11801</u>
<u>Feich Horne, Vice President</u>	<u>[confirm]</u>
<u>David Spiewak, Secretary</u>	<u>116 Siesta Way, Palm Beach Gardens, FL 33418</u>
<u>Debbie Cohen</u>	<u>8910 Sea Chase Drive, Lake Worth, FL 33467</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>
N/A	

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

Application Affidavit

Page 3

Applicant: Stafford Commerce Center Owners Association

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>Kevin Reardon, President</u>	<u>61 New South Road, Hicksville, NY 11801</u>
<u>Smith Home, Vice President</u>	<u>[confirm]</u>
<u>David Spiewak, Secretary</u>	<u>116 Siesta Way, Palm Beach Gardens, FL 33418</u>
<u>Debbie Cohen</u>	<u>8910 Sea Chase Drive, Lake Worth, FL 33467</u>

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

Yes No

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

<u>Name</u>	<u>Address, including zip code, no P.O. Box please</u>
<u>N/A</u>	

Number of owners to be notified: _____ X

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

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

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

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

Application Affidavit
Page 4

Applicant: Stafford Commerce Center Owners Association

(D. 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 Werner

Corporate Office of Signer Director

Signature _____



Date _____

09/19/2023


STATE OF: Ny
COUNTY: Nassau

The foregoing affidavit was acknowledged before me this 19 day of Sept, 2023, by

Gary Werner owner/applicant.

My commission expires: _____

NANCY D. WERNER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01WE5056671
Qualified in Nassau County
Commission Expires March 11, 2026


Notary Public

Checklist for Generalized Development Plans (GDP)

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

N/A COMPLETE

- | | | |
|-------------------------------------|-------------------------------------|---|
| | | Sec 28-225(1) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Date of drawing, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | true north arrow, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | scale, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | legend for all symbols used, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the applicant, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the owner, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the development, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | person preparing the drawing, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | match lines if applicable; |
| | | Sec 28-225(2) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Boundaries of the area covered by the application, |
| <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Approximate location of each existing and proposed structure on the site |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | the number of stories, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | height, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | roof line, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | gross floor areas and |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | location of building entrances and exits; |
| | | Sec 28-225(5) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Identification and location of uses and structures on all abutting properties; |
| | | Sec 28-225(6) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location of all existing and proposed parking and loading areas, |
| <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(9)
Approximate location, height and dimensions of all proposed signage on site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(10)
Approximate location of all existing drainage ways, floodplains and wetlands on site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(11)
Approximate location of all common open space, recreational areas and bufferyards; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(12)
Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(13)
Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH |

Waiver of GDP Requirements

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

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

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

**CONDITIONAL USE PERMIT
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

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

Name of development Next Tier
Type of development Conditional Use Permit
Parcel # 20PP-A

Traffic Volume Calculations

This site generates:

- N/A VPH (insert the highest VPH)
- N/A VPD on state controlled highways (insert highest volume).
- N/A Peak AM (VPH)
- N/A Peak PM (VPH)
- N/A Peak Saturday (VPH)
- N/A VPD highest intensity*

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

Minimum Thresholds to submit a TIA

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

Trip Generation Calculation Guidelines

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

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

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

Return to previous page (customerlocator.aspx?it=8&bg=ba6da3de-1577-4ce1-9132-a3c3df140de3&vsli=1)

Search Results

Please review your results below and select invoices to Pay. Click here (customerlocator.aspx?it=8&bg=ba6da3de-1577-4ce1-9132-a3c3df140de3&vsli=1) if you would like to Need help finding your invoice?

+ Add Selected Invoices to Your Cart

1 2

Select	Account Number	Owner	Due Date	Bill Total	Balance Due	Invoice Description	
	303678	STAFFORD COMMERCE CENTER OWNERS ASSOCIATION	12/5/2023	\$0.00	\$0.00	Real Estate	View Invoice (https://www.invoicecloud.com/portal/pdf.aspx?invoiceG) Related Invoices

	303678	STAFFORD COMMERCE CENTER OWNERS ASSOCIATION	6/5/2023	\$0.00	\$0.00	Real Estate	View Invoice (https://www.invoicecloud.com/portal/pdf.aspx?invoiceG) Related Invoices
--	--------	---	----------	--------	--------	-------------	---

	303678	STAFFORD COMMERCE CENTER OWNERS ASSOCIATION	12/5/2022	\$0.00	\$0.00	Real Estate	View Invoice (https://www.invoicecloud.com/portal/pdf.aspx?invoiceG) Related Invoices
--	--------	---	-----------	--------	--------	-------------	---

	303678	STAFFORD COMMERCE CENTER OWNERS ASSOCIATION	6/6/2022	\$0.00	\$0.00	Real Estate	View Invoice (https://www.invoicecloud.com/portal/pdf.aspx?invoiceG) Related Invoices
--	--------	---	----------	--------	--------	-------------	---

	303678	STAFFORD COMMERCE CENTER OWNERS ASSOCIATION	12/6/2021	\$0.00	\$0.00	Real Estate	View Invoice (https://www.invoicecloud.com/portal/pdf.aspx?invoiceG) Related Invoices
--	--------	---	-----------	--------	--------	-------------	---

1 2