

15 October 2021

Douglas Morgan  
Zoning Administrator  
Stafford County Zoning Department  
1300 Courthouse Road 2nd Floor  
Stafford, Virginia 22554  
540-658-8668

**Subject: Stafford Substation Expansion  
180 Coal Landing Road, Stafford, Virginia 22554**

Mr Morgan:

On behalf of Dominion Energy, Geosyntec Consultants is requesting a zoning determination on the parcel identified as 30-152A at 180 Coal Landing Road in regards to the proposed expansion of Stafford Substation.

This parcel is currently owned by Dominion Energy and, to our understanding, the substation was constructed in the 1950s. We are requesting information on all of the previous zoning and site plan cases to determine what permits may be required for the proposed expansion. We understand that a Conditional Use Permit may be required by use in a A-1 zoned parcel, and are looking to clarify this and any other processes that may be required.

Please find enclosed the fee of **\$415.92** (\$390+\$6.48 per adjacent property (4 adjacent properties)). If you should have any questions or need additional information, please do not hesitate to contact me at 804-665-2808 or by email [agordon@gesoyntec.com](mailto:agordon@gesoyntec.com).

Sincerely,



Ana Gordon PE  
Project Engineer

# ZONING ADMINISTRATOR'S DETERMINATION APPLICATION



**STAFFORD COUNTY DEPARTMENT OF PLANNING & ZONING  
1300 COURTHOUSE ROAD  
P.O. BOX 339  
STAFFORD, VIRGINIA 22555-0339  
PHONE: 540-658-8668  
FAX: 540-658-6824  
[www.staffordcountyva.gov](http://www.staffordcountyva.gov)**

**Fee: \$390.00 plus \$6.48 per adjacent property notification**

**Please provide a list of all adjacent property owners**

**OCTOBER 2018**

*\* Beginning July 1, 2012, per Ordinance O12-19, a 2.75% technology fee will be assessed and collected on the total fees for all new and resubmitted applications or requests.*

## 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.

STAFFORD COUNTY  
Department of Planning and Zoning



ZONING ADMINISTRATOR'S  
DETERMINATION APPLICATION

RECEIVED BUT NOT OFFICIALLY SUBMITTED

DATE: 10/20/21 INITIALS: VEA

OFFICIALLY SUBMITTED

DATE: 10/21/21 INITIALS: VEA

**ZONING ADMINISTRATOR'S DETERMINATION**  
TYPE OF APPLICATION

21154166  
APPLICATION NUMBER

**APPLICANT INFORMATION**

Dominion Energy

NAME

10900 Nuckols Road 4th Floor

STREET ADDRESS

Glen Allen

Virginia

23060

CITY

STATE

ZIP

804-514-3129

PHONE

CELL

Stefan.R.Brooks@dominionenergy.com

FAX

EMAIL

**OWNER INFORMATION (If different than applicant)**

NAME

ADDRESS

CITY

STATE

ZIP

PHONE

CELL

FAX

EMAIL

**PROPERTY INFORMATION**

30

TAX MAP

152A

SECTION

PARCEL/LOTS

LOT SIZE

ORDINANCE(S) #

DATE(S) OF RECLASSIFICATION

Electrical Substation

Electrical Substation

EXISTING USE

PROPOSED USE

Aquia

COMPREHENSIVE PLAN DESIGNATION

MAGISTERIAL DISTRICT

**FOR OFFICE USE ONLY**

APPLICATION #

NUMBER OF ADJACENT PROPERTY OWNERS

Fees Paid:

Yes

No

Amount: \$ \_\_\_\_\_

**ZONING ADMINISTRATOR'S DETERMINATION  
LIST OF ABUTTING PROPERTY OWNERS**

Provide additional pages if needed

<b>30-151P</b>	<b>TYRRELL RANDOLPH H</b>		
Assessor's Map/Parcel	Name		
<b>176 Coal Landing Road</b>	<b>Stafford</b>	<b>VA</b>	<b>22554</b>
Address	City	State	Zip

<b>30-167</b>	<b>ROBERTS WALTER V</b>		
Assessor's Map/Parcel	Name		
	<b>Stafford</b>	<b>VA</b>	<b>22554</b>
Address	City	State	Zip

<b>21-B-1066</b>	<b>COUNTY OF STAFFORD VIRGINIA</b>		
Assessor's Map/Parcel	Name		
<b>156 Starboard Cv</b>	<b>Stafford</b>	<b>VA</b>	<b>22554</b>
Address	City	State	Zip

<b>21-B-1103</b>	<b>AQUIA HARBOUR PROP OWNERS ASSOC INC</b>		
Assessor's Map/Parcel	Name		
<b>145 Starboard Cv</b>	<b>Stafford</b>	<b>VA</b>	<b>22554</b>
Address	City	State	Zip

Assessor's Map/Parcel	Name		
Address	City	State	Zip

Assessor's Map/Parcel	Name		
Address	City	State	Zip