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June 9, 2023

**Via Fed-Ex & E-mail Only**

Douglas Morgan, Zoning Administrator  
Stafford County Zoning  
1300 Courthouse Road, 2<sup>nd</sup> Floor  
Stafford, Virginia 22554

Re: Request for Zoning Determination  
Tax Map 37 30C

Dear Mr. Morgan:

I am writing on behalf of NOVA Gateway LLC, the owner of the property identified as Tax Map Number 37 30C (the "Property") to request a zoning determination that the proposed use as outlined below is permitted by-right on the Property. A Stafford County Mapping aerial outlining the Property in aqua is enclosed as **Exhibit A**.

On November 4, 2020, the Board of Supervisors approved a reclassification on the Property to M-1, Light Industrial. A copy of the proffers associated with RC20153406, Project Clover is included as **Exhibit B** for your reference. A national aftermarket auto parts retailer is seeking to construct a 533,520 sq. ft. building on the Property with associated parking and storage of tractor trailers. Approximately, 526,020 sq. ft. will be used as a distribution center in which items will be received and distributed to its retail stores throughout the east coast. Approximately, 7,500 sq. ft. will be used as an ancillary retail store that will include a 2,500 sq. ft. showroom with the remaining 5,000 sq. ft. being a backroom and storage area for the merchandise. This auto parts retail area will also provide to its customers free battery testing; starter and alternator testing; oil, fluid and battery recycling; wiper blade and bulb installation; and check engine light reading. In addition, rental of tools and equipment; brake drum and rotor resurfacing; custom automotive paint mixing; and custom hydraulic hose services will also be available to customers. The associated site plan is SP# 23155015.

ATTORNEYS AT LAW

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We believe that the proposed distribution use is permitted by-right on the Property as a principal Light Industrial Use and the retail portion is permitted as an ancillary use because it is being provided in conjunction with the principal use and is less than ten percent (10%) of the gross floor area of the building.

**Time-Sensitive Request:**

Because this zoning verification and determination is being requested in connection with a pending real estate transaction, we are requesting an expedited processing of this verification, if possible. A check in the amount of \$422.40 is enclosed for the County's processing fee. If you have any questions, need any additional information, or would like to meet to further discuss this request, please contact me. Thank you for your prompt attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Jonelle Cameron

Enclosures  
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