



## Board of Supervisors

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February 2, 2022

Ana Gordon  
Geosyntec Consultants  
9211 Arboretum Parkway, Suite 200  
Richmond, VA 23236

**SUBJECT: *Application; Tax Map Parcel Nos. 30-152A; Zoning Administrator Determination***

Dear Ms. Gordon:

This letter is in response to your attached request for a Zoning Administrator Determination, regarding the following:

1. The expansion of Stafford Substation for Dominion Energy.

The property, located on Tax Map Parcel No. 30-152A, is located at 180 Coal Landing Road and is within the A-1, Agriculture Zoning District. A proposed expansion plan was not submitted with this application for review. Therefore, it is determined that the property was approved for an expansion to the existing Substation use on July 6, 1989, for Virginia Power, now known as Dominion Energy. If the proposed expansion is located within the previously approved plan, a site plan will be required. However, if the above listed expansion is beyond the scope of work previously approved on July 6, 1989, then such expansion would require a Conditional Use Permit approved by the Stafford County Board of Supervisors prior to site plan submission.

This determination may be appealed to the Board of Zoning Appeals within thirty (30) days from receipt of this letter, in accordance with Sec. 15.2-2311 of the Code of Virginia, or this decision shall be final and un-appealable. You may obtain the BZA appeal application at <https://staffordcountyva.gov/AppealofZoningDecisions>. The fee for such an application is \$1,952.25.

Sincerely,

Douglas S. Morgan, CZA, CTM  
Zoning Administrator

DSM:sjs