WALSH COLUCCI
LUBELEY & WALSH PC

Jessica L. Pfeiffer
(703) 680-4664 Ext. 5119
jpfeiffer@thelandlawyers.com
Fax: (703) 680-6067

March 1, 2023

Via Hand Delivery and E-mail

Jeffrey Harvey,
Director of Planning and Community Development
1300 Courthouse Road
2nd Floor
Stafford, VA 22554

Re: Comprehensive Plan Amendment Application Submission
Stafford Technology Campus

Dear Mr. Harvey:

Enclosed please find the following items in connection with an application for a zoning reclassification for the properties identified as Tax Map Numbers 38 124 and 38 29A (collectively the "Property"). The Property is comprised of approximately ± 523.94 acres and is located on the east side of Richmond Highway and on either side of Eskimo Hill Road. The Property is currently zoned A-1, Agricultural and located in the Falmouth Election District.

1. A completed Application Submittal Checklist;
2. A completed Project Information & Primary Contacts form;
3. An executed Statements of Understanding form signed by STAFFORD TECHNOLOGY LC;
4. An executed Statements of Understanding form signed by Susanne Bradley Geslois, Trustee of the Susanne Bradley Geslois Revocable Trust, dated December 18, 2017;
5. A completed General Information form;
6. A check made payable to Stafford County in the amount of $1,027.50, which represents the filing fee;

7. A completed Review Fee Calculations sheet;
8. A completed List of Adjoining Property Owners form;
9. An Impact Statement, dated March 1, 2023;
10. Five (5) 8.5"x11" copies of the exhibit entitled "Figure 3.1 Urban Service Areas" with the Application area highlighted for reference; and
11. Five (5) 8.5"x11" copies of the exhibit entitled "Figure 3.13 Central Stafford Targeted Development Area" with the Application area highlighted for reference.

Please note that a Traffic Impact Study for the Property will be provided as soon as it is available.

Once you have had an opportunity to review the application, together with the supporting documents, please contact me immediately if any additional information is required for acceptance. Thank you for your assistance in connection with this application.

Very truly yours,

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

Jessica L. Pfeiffer

Jessica L. Pfeiffer
Planner

JLP

Enclosures

cc: Taylor Chess/Kevin McHugh (*via email only*)
Michael O'Shaughnessy/Nick Georgas (*via email only*)
Kevin Sitzman (*via email only*)

Application Submittal Checklist

- ☒ Completed **"Project Information & Primary Contacts"** form (Page 4)
- ☒ Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 5)
- ☒ Completed **"General Information"** sheet (Page 6)
- ☒ Completed **"Review Fee Calculation"** sheet and appropriate **Fees** payable to "County of Stafford" (Page 7)
- ☒ Completed **"List of Adjoining Property Owners"** (Pages 8 & 9)
- ☒ Completed **"Transportation Impact Analysis Determination Form"** (Page 10)
- ☒ Proposed Comprehensive Plan **Map Amendments**, if applicable (Fourteen (14) Copies)
- ☒ Proposed **Text Amendments** to all components of the Comprehensive Plan, if applicable
- ☒ Completed **Impact Statements** * See **"**Checklist for Impact Statements**"** (Pages 12-14)
  - ☐ Completed **Environmental Impact Assessment (EIA)** (Two (2) copies)
  - ☐ Completed **Transportation Impact Statement (TIS)** (Five (5) paper copies with electronic copies or ftp site)
  - ☐ Completed **Utilities Impact Assessment (UIS)** (Two (2) copies)
- ☒ Completed **VDOT Transportation Impact Analysis (TIA)**, if required (Five (5) paper copies with electronic copies or ftp site)

RECEIVED	OFFICIALLY SUBMITTED
DATE:_____ INITIALS _____	DATE:_____ INITIALS_____

Optional Application Materials:

Although not required, the following additional materials are requested to be included with the initial application submission, if available, to assist in the review process.

1. Electronic Version of any plans, surveys, and illustrations (a pdf on a CD, DVD, sent via email, or through ftp site is acceptable)

Project Information & Primary Contacts

PROJECT INFORMATION | **PROJECT #** _____

Stafford Technology Campus
PROJECT NAME

SECTION

ADDRESS (IF AVAILABLE)

+/- 523.94
TOTAL SITE ACREAGE

38 124 and 38 29A
TAX MAP /PARCEL(S)

A-1 to M-1
ZONING DISTRICT

East side of Richmond Highway and east and west side of Eskimo Hill Road
LOCATION OF PROJECT

APPLICANT/AGENT (Provide attachment if Applicant and Agent differ) | Primary Contact Person ☒

Jonelle Cameron, Esq./Jessica Pfeiffer
NAME

Walsh, Colucci, Lubeley & Walsh, P.C.
COMPANY

4310 Prince William Parkway, Suite 300 | Prince William | VA | 22301
ADDRESS | CITY | STATE | ZIP

703-680-4664
PHONE NUMBER

703-680-6067
FAX NUMBER

jcameron@thelandlawyers.com/ jpfeiffer@thelandlawyers.com
EMAIL ADDRESS

OWNER (Provide attachments if multiple owners) | Primary Contact Person ☐

Stafford Technology LC
NAME

COMPANY

12500 Fair Lakes Circle, Suite 400 | Fairfax | VA | 22033
ADDRESS | CITY | STATE | ZIP

PHONE NUMBER | FAX NUMBER | EMAIL ADDRESS

PROFESSIONAL (Engineer, Surveyor, etc.) | Primary Contact Person ☐

Bohler Engineering
NAME

COMPANY

12825 Worldgate Drive, Suite 700 | Herndon | VA | 20170
ADDRESS | CITY | STATE | ZIP

PHONE NUMBER | FAX NUMBER | EMAIL ADDRESS

Statements of Understanding

CONTROL OF PROPERTY: The applicant must be the property owner or the duly appointed agent for at least seventy five (75) percent of the property in the applicant's proposed amendment.

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 Comprehensive Plan amendment for review and approval as provided under the requirements and applicable provisions of the Stafford County Comprehensive Plan.

Date: March 1, 2023

Stafford Technology LC
a Virginia limited liability company

By: MVP Management, LLC
a Virginia limited liability company
its Manager

By: _____
Name: Jon M. Peterson
Its: Manager

Statements of Understanding

CONTROL OF PROPERTY: The applicant must be the property owner or the duly appointed agent for at least seventy five (75) percent of the property in the applicant's proposed amendment.

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 Comprehensive Plan amendment for review and approval as provided under the requirements and applicable provisions of the Stafford County Comprehensive Plan.

Date: 2-27-23

Susanne Bradley Geslois, Trustee of the Susanne Bradley Geslois Revocable Living Trust Dated December 18, 2017

General Information

Clearly indicate all information that applies to this project:

NAME OF PROJECT: Stafford Technology Campus SECTION: _____

IS THIS APPLICATION SUBMITTED WITH ANOTHER APPLICATION? YES ☒ NO ☐

Application Name/Type/Number (if known): Stafford Technology Campus Zoning Reclassification

DETAILED DESCRIPTION OF PROJECT:

Rezoning from A-1 to M-1

COMPONENT(S) OF COMPREHENSIVE PLAN REQUESTED FOR AMENDMENT:
(for example: Land Use, Telecommunication, Transportation)

Land Use - Chapter 3, Maps Figure 3 & 3.13

RATIONALE FOR THE REQUEST:

Extend Urban Service Area and Central Stafford Targeted Development Area to include the entire property

GENERAL INFORMATION:

# of Acres: portion of approximately 523.94 acres

Current Land Use Plan Designation(s): _____

Proposed Land Use Plan Designation(s), if applicable: _____

☐ Within the Urban Service Area (USA)

☒ Amendment expands the Urban Service Area (USA)

Existing Infrastructure/Public Facilities: _____

Proposed Infrastructure/Public Facilities: _____

CHECK WHICH REQUIRED STUDIES HAVE BEEN SUBMITTED:

☐ Environmental Impact Assessment (EIA)

☒ Transportation Impact Statement (TIS)

☐ Utilities Impact Assessment (UIA)

Review Fee Calculations

A. Application Fee: (enter the dollar amount that applies)

< 100 Acres ……..…$500.00

≥ 100 Acres …….…$1,000.00 ...……..……. $ 1,000.00

B. Technology Fee (Application Fee x 2.75% or 0.0275)……..…… $ 27.50

TOTAL (Add lines A and B)……..…… $ 1,027.50

MAKE CHECK PAYABLE TO "STAFFORD COUNTY"

Note: The application fees are for the administrative process and review of this application and do not constitute an approval.

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.

TAX MAP / PARCEL	NAME		
38 30	PORTILLO ALEXANDER		
MAILING ADDRESS			
690 FITZPATRICK CT			
CITY		STATE	ZIP
FREDERICKSBURG		VA	22407-6583

TAX MAP / PARCEL	NAME		
38 32	MORROW CHARLES R & BRENDA H TRUSTEES MORROW RONALD A		
MAILING ADDRESS			
10524 COURTHOUSE RD			
CITY		STATE	ZIP
FREDERICKSBURG		VA	22407-1612

TAX MAP / PARCEL	NAME		
38A 3	SOUTHEASTERN FREIGHT LINES INC		
MAILING ADDRESS			
420 DAVEGA DR			
CITY		STATE	ZIP
LEXINGTON		SC	29073-7485

TAX MAP / PARCEL	NAME		
38A 5	15 SAGE LLC		
MAILING ADDRESS			
15129 WETHERBURN DR			
CITY		STATE	ZIP
CENTREVILLE		VA	20120

TAX MAP / PARCEL	NAME		
38A 6A	DEGEN-UTAH LLC		
MAILING ADDRESS			
PO BOX 7103			
CITY		STATE	ZIP
FREDERICKSBURG		VA	22404-7103

TAX MAP / PARCEL	NAME		
38 29	FERNANDEZ JULIO EDGAR MONTANO		
MAILING ADDRESS			
34 STALLINGS LN			
CITY		STATE	ZIP
STAFFORD		VA	22554-5455

TAX MAP / PARCEL	NAME		
38 25K	FREDWOOD L C		
MAILING ADDRESS			
PO BOX 600			
CITY		STATE	ZIP
CHANTILLY		VA	20153-0600

TAX MAP / PARCEL	NAME
38 25L	DEVITO FREDERICK W & MARY T TRSTEES

MAILING ADDRESS: 5 ALY SHEBA LN

CITY	STATE	ZIP
STAFFORD	VA	22556-6679

TAX MAP / PARCEL	NAME
38 25M	CRANES CORNER LLC

MAILING ADDRESS: 170 W SHIRLEY AVE STE 201

CITY	STATE	ZIP
WARRENTON	VA	20186-3083

TAX MAP / PARCEL	NAME
38 24X	FLYNN PROPERTIES & JEFFREY FLYNN HOL

MAILING ADDRESS: PO BOX 429

CITY	STATE	ZIP
LOCUST GROVE	VA	22508-0429

TAX MAP / PARCEL	NAME
38 24Y	J-SEA II LLC

MAILING ADDRESS: 22638 MORNING GLORY CIR

CITY	STATE	ZIP
BRADENTON	FL	34202-6356

TAX MAP / PARCEL	NAME
38 24M	POTOMAC CREEK INDUSTRIAL LLC

MAILING ADDRESS: 2603 MORSE LN

CITY	STATE	ZIP
WOODBRIDGE	VA	22192-4628

TAX MAP / PARCEL	NAME
38 22A	PERDOMO REALTY LLC

MAILING ADDRESS: 20801 BISCAYNE BLVD STE 501

CITY	STATE	ZIP
MIAMI	FL	33180-1400

TAX MAP / PARCEL	NAME
38 22	LEXON ENTERPRISES INC

MAILING ADDRESS: 275 W 231 STREET STE 1030

CITY	STATE	ZIP
BRONX	NY	10463-3903

TAX MAP / PARCEL	NAME
38 126	METTS LC

MAILING ADDRESS: 1355 BEVERLY RD STE 240

CITY	STATE	ZIP
MC LEAN	VA	22101-3649

TAX MAP / PARCEL	NAME
38 125	SHANNON MATTHEW F

MAILING ADDRESS: 3332 M STREET SE

CITY	STATE	ZIP
WASHINGTON	DC	20019-2931

TAX MAP / PARCEL	NAME
38 130	FRANKS BETTY A

MAILING ADDRESS: 368 ESKIMO HILL RD

CITY	STATE	ZIP
STAFFORD	VA	22554-7308

TAX MAP / PARCEL	NAME
38 131, 38 132	COMMONWEALTH OF VIRGINIA DEPARTMENT OF CORRECTIONS

MAILING ADDRESS: 384 ESKIMO HILL RD

CITY	STATE	ZIP
STAFFORD	VA	22554-7308

TAX MAP / PARCEL	NAME
38 132A	COMMONWEALTH OF VA DEPT OF HWYS

MAILING ADDRESS: 1111 E BROAD ST 2ND FLOOR

CITY	STATE	ZIP
RICHMOND	VA	23219-1936

TAX MAP / PARCEL	NAME		
39 26D, 39 26, 39 22	BOARD OF SUPERVISORS OF STAFFORD COUNTY		
MAILING ADDRESS			
PO BOX 339			
CITY		STATE	ZIP
STAFFORD		VA	22555-0339

TAX MAP / PARCEL	NAME		
38 104	TRIDEX ASSOCIATES INC		
MAILING ADDRESS			
200 BIG SPRING LN			
CITY		STATE	ZIP
STAFFORD		VA	22554-7316

TAX MAP / PARCEL	NAME		
38G D, 38G B	KENDALL HILLS HOMEOWNERS ASSOCIATION		
MAILING ADDRESS			
PO BOX 1866			
CITY		STATE	ZIP
FREDERICKSBURG		VA	22402

TAX MAP / PARCEL	NAME		
38 105B	TOLBERT CARL R		
MAILING ADDRESS			
8061 CHANCELLOR RD			
CITY		STATE	ZIP
FREDERICKSBURG		VA	22407-7301

Application Submittal Checklist

- ☒ Completed **"Project Information & Primary Contacts"** form (Page 4)
- ☒ Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 5)
- ☒ Completed **"General Information"** sheet (Page 6)
- ☒ Completed **"Review Fee Calculation"** sheet and appropriate **Fees** payable to "County of Stafford" (Page 7)
- ☒ Completed **"List of Adjoining Property Owners"** (Pages 8 & 9)
- ☒ Completed **"Transportation Impact Analysis Determination Form"** (Page 10)
- ☒ Proposed Comprehensive Plan **Map Amendments**, if applicable (Fourteen (14) Copies)
- ☒ Proposed **Text Amendments** to all components of the Comprehensive Plan, if applicable
- ☒ Completed **Impact Statements** * See **"**Checklist for Impact Statements**"** (Pages 12-14)
  - ☐ Completed **Environmental Impact Assessment (EIA)** (Two (2) copies)
  - ☐ Completed **Transportation Impact Statement (TIS)** (Five (5) paper copies with electronic copies or ftp site)
  - ☐ Completed **Utilities Impact Assessment (UIS)** (Two (2) copies)
- ☒ Completed **VDOT Transportation Impact Analysis (TIA)**, if required (Five (5) paper copies with electronic copies or ftp site)

RECEIVED	OFFICIALLY SUBMITTED
DATE:_____ INITIALS _____	DATE:_____ INITIALS_____

Optional Application Materials:

Although not required, the following additional materials are requested to be included with the initial application submission, if available, to assist in the review process.

1. Electronic Version of any plans, surveys, and illustrations (a pdf on a CD, DVD, sent via email, or through ftp site is acceptable)

TAX MAP / PARCEL	NAME
38 105A	ATCHINSON PRICILLA

MAILING ADDRESS: 108 ESKIMO HILL RD

CITY	STATE	ZIP
STAFFORD	VA	22554-7304

TAX MAP / PARCEL	NAME
38 107B	LLOYD MELODY

MAILING ADDRESS: 100 ESKIMO HILL RD

CITY	STATE	ZIP
STAFFORD	VA	22554-7304

TAX MAP / PARCEL	NAME
38 107	ESCOBAR MELVIN O MARTINEZ

MAILING ADDRESS: 76 ESKIMO HILL RD

CITY	STATE	ZIP
STAFFORD	VA	2554-7302

TAX MAP / PARCEL	NAME
38 116	KELLY CROCKETT & DREAMA J

MAILING ADDRESS: 1351 OSBORNES GAP RD

CITY	STATE	ZIP
CLINTWOOD	VA	24228-5853

TAX MAP / PARCEL	NAME		
38 117	HUSSAIN SAKHAWAT & ASHRAF MOHAMMAD SABIR		
MAILING ADDRESS			
134 JIB DR			
CITY		STATE	ZIP
STAFFORD		VA	22554-5322

TAX MAP / PARCEL	NAME		
38 118	DOSA INCORPORATED		
MAILING ADDRESS			
13416 CLASSIC CT			
CITY		STATE	ZIP
WOODBRIDGE		VA	22192-4502

TAX MAP / PARCEL	NAME		
38 119	COMMONWEALTH OF VA DEPT OF HWYS		
MAILING ADDRESS			
1111 E BROAD ST 2ND FLOOR			
CITY		STATE	ZIP
RICHMOND		VA	23219-1936

TAX MAP / PARCEL	NAME		
38 122A, 38 122	26 & 30 STATE SHOP ROAD LLC		
MAILING ADDRESS			
8449 MARY JANE DR			
CITY		STATE	ZIP
MANASSAS		VA	20112-4710

TAX MAP / PARCEL	NAME
38 121A	7K INVESTMENTS LLC

MAILING ADDRESS: 818 18TH ST NW STE 400

CITY	STATE	ZIP
WASHINGTON	DC	20006-3504

TAX MAP / PARCEL	NAME
38 31	KIM ANTHONY

MAILING ADDRESS: 3999 RICHMOND HWY

CITY	STATE	ZIP
STAFFORD	VA	22554-4826

TAX MAP / PARCEL	NAME
38 38	MORROW CHARLES R & BRENDA H TRUSTEES MORROW RONALD A

MAILING ADDRESS: 10524 COURTHOUSE RD

CITY	STATE	ZIP
FREDERICKSBURG	VA	22407-1612

TAX MAP / PARCEL	NAME
38 123A	VEPCO

MAILING ADDRESS:

CITY	STATE	ZIP