



**WALSH COLUCCI  
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December 9, 2022

**Via Federal Express**

Douglas S. Morgan, Stafford County Zoning Administrator  
1300 Courthouse Road  
Stafford, VA 22555

Re: Proffer Determination Request  
Tax Map Parcel 37 74S

Dear Mr. Morgan:

I am writing on behalf of Chesterfield Retail LC and Chesterfield Retail Investors LC, (collectively the "Owner"), the Owner of the property identified as Tax Map Parcel 37 74S (the "Property"). A County GIS Map highlighting the Property in red is enclosed as **Exhibit A** for your information. According to Real Estate Tax Assessments, the Property is approximately 53.3790 acres. According to the County GIS' Map and Zoning Reclassification application, the Property is zoned M-1, Light Industrial and is not subject to any proffers.

The Owner of the Property intends to develop the Property in accordance with the M-1 Zoning Ordinance Standards and any applicable proffers for the Property. However, it is unclear based on County records whether the Property is subject to proffers. We are seeking this proffer determination to confirm the following: (1) the applicable proffers, if any, for the Property; (2) if the Property is subject to proffers, which proffers have been satisfied; (3) if the Property is subject to proffers, which proffers no longer apply; and (4) if the Property is subject to proffers, unless otherwise stated in the proffers, the transportation proffers that do apply need to be satisfied prior to site plan approval and not prior to obtaining an early grading plan.

ATTORNEYS AT LAW

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A check in the amount of \$474.24 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 M. Cameron*

Jonelle Cameron

Enclosures  
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