



March 9, 2023

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FILE COPY

Dr. Pamela Young, Chairman
Thomas Coen, Vice Chairman
Tinesha Allen
Meg Bohmke
Darrell English
Monica Gary
Crystal L. Vanuch

Randal E. Vosburg
County Administrator

SUBJECT: *Application; Tax Map Parcel No. 37-74S; Zoning Administrator Proffer Determination*

Dear Ms. Cameron:

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

1. Which proffers are applicable to the property?

After careful review of the exhibits, it was determined that the property, identified as Tax Map Parcel No. 37-74S (Chesterfield Retail, LC and Chesterfield Investors, LC) consisting of approximately 28.6 acres and located within the M-1, Light Industrial Zoning District (with proffers), is subject to the proffers in Ordinance O92-10 (Exhibit C). A proposed development plan was not submitted with this application for review.

2. Which proffers have been satisfied?

The following Proffer Analysis was provided in conjunction with Project #22154395 for a Major Grading Plan.

1. ROADS

A. Road Improvements.

1. This proffer has been addressed with a previous site plan at the time of construction of the Centreport Parkway.
2. This proffer is not applicable to the subject property as the original parcel (B-2) was not located near the interchange.
3. This proffer has been addressed with a previous site plan at the time of construction of the Mountain View Road interchange.

B. This proffer has been addressed with a previous site plan at the time of construction of the Mount View Road interchange.

C. The spine road, now called Centreport Parkway, is fully developed in accordance with the approved GDP.

D. This proffer has been addressed with a previous site plan at the time of construction of the Centreport Parkway.

- E. This proffer has been addressed at the time of approval of the first subdivision plat.

2. STORMWATER MANAGEMENT

The stormwater management system has been designed in compliance with all applicable codes and regulations. One wet pond is used to accomplish stormwater quantity and quality requirements on the subject site. The post development flow rates for the 1-year, 2-year, and 10-year storm events for this site were calculated using the SCS TR-55 method in the program hydrocad. See sheets C-503 - C-513 for SWM narrative and computations.

3. OPEN SPACE

This proffer has been addressed with a previous site plan at the locations shown on the land use concept plan.

4. ENVIRONMENTAL

- A. Acknowledged. All the applicable permits have been acquired and are included in this plan. See sheets C-801 - C-807.
- B. This proffer has been addressed with a previous site plan.
- C. This proffer has been addressed with a previous site plan.

5. LANDSCAPE STANDARDS

This proffer is not applicable since only a grading plan is being proposed at this time. This proffer will be addressed with future site plan development on the subject property.

6. ARCHITECTURAL STANDARDS

- ARCHITECTURAL DESIGN - This proffer is not applicable since only a grading plan is proposed at this time.
- TREE PRESERVATION - ACKNOWLEDGED. This project is disturbing the minimal amount of vegetation cover necessary for the project's purpose and need, according to guidelines.
- SITE CONFIGURATION - This proffer is not applicable since only a grading plan is proposed at this time.
- SITE SIGNAGE - This proffer is not applicable since only a grading plan is proposed at this time.
- SETBACKS AND BUFFERS - This proffer is not applicable since only a grading plan is proposed at this time.
- LIGHTING DESIGN - This proffer is not applicable since only a grading plan is proposed at this time.
- MAINTENANCE - This proffer is not applicable since only a grading plan is

proposed at this time.

- LOADING PLATFORMS - This proffer is not applicable since only a grading plan is proposed at this time.

7. PRELIMINARY PLANS

This proffer is not applicable since only a grading plan is proposed at this time.

8. CHILD CARE

This proffer is not applicable since only a grading plan is proposed at this time. No residential subdivision development is proposed for this parcel. Child Care Center is not an allowed use within the M-1, Light Industrial Zoning District.

9. SEWER AND WATER

It has been acknowledged that the developer will abide by the offsite water and sewer pro rata share regulations of Stafford County, Virginia.

3. Which proffers no longer apply?

See responses above.

4. Unless otherwise stated, which transportation proffers that do apply need to be satisfied prior to site plan approval and not prior to obtaining an early grading plan?

Since Proffer 1, ROADS, has been satisfied and there are no other proffers relating to transportation, there is no requirement to satisfy any transportation proffers prior to site plan approval or prior to obtaining an early grading plan.

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

Attachment (1)

DSM:JAS:sjs