

CONDITIONAL USE PERMIT

APPLICATION



APRIL 2017

Stafford County Department of Planning & Zoning

1300 Courthouse Road
P.O. Box 339
Stafford, VA 22555-0339

Phone: 540-658-8668
Fax: 540-658-6824

www.staffordcountyva.gov

Background and Process Information

Conditional uses are uses which are generally compatible with the other land uses permitted in the zoning district but require individual review for their intensity, location, design and configuration. Conditions are imposed by the County in order to ensure the appropriateness of the use at a particular location.

Conditional Use Permits may be approved upon a finding by the Board of Supervisors that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the purpose and intent of the zoning ordinance. Applications for conditional use permits must be submitted to the Department of Planning & Zoning.

Each application for a Conditional Use Permit is forwarded to the Planning Commission for consideration. The Planning Commission will hold a public hearing on the application.

The applicant is required to attend this public hearing. After the public hearing, the Planning Commission forwards a recommendation to the Board of Supervisors.

The Board of Supervisors will hold a public hearing on the application. The applicant is required to attend the public hearing. The Board may approve or deny the request for a permit. Should the Board approve the permit, they may designate conditions which, in its opinion, will mitigate the impacts of the requested conditional use.

Conditions may be established to:

1. Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
2. Provide for adequate parking, ingress and egress to public streets and roads.
3. Provide adjoining property with buffers or screening to mitigate visual and/or noise impacts.
4. Establish setback, side or rear yard requirements necessary for orderly expansion and to prevent traffic congestion.

Amendments to Approved Conditional Use Permit Conditions:

Any previous approved conditional use permit may be revised by the Board of Supervisors following a public hearing. Minor Amendments shall be allowed subject to the following requirements:

1. No more than two permit conditions can be changed at the time of request
2. Changes do not materially affect site layout

Conditional Use Permit Amendments are subject to the standard Conditional Use Permit fees. Minor Amendments are subject to the Minor Amendment fees in Section 2 of the Application Review Fees Calculation.

Conditional Use Permit Application Instructions

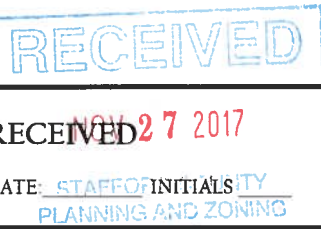
1. The applicant must meet with a planner prior to submitting an application. A preliminary conference regarding the application may be scheduled with a Planner.
2. Fill-out, sign and date the application form. If the applicant is not the property owner, attach a notarized letter of consent from the property owner authorizing the applicant to act as the owner's agent for the application.
3. The applicant must provide three copies of a boundary survey and a metes and bounds description of the land for which the Conditional Use Permit would apply.
4. The applicant must provide the names and addresses of all adjacent property owners, including those immediately across the road(s) from the property. This list is used for the notification to the adjacent owners of the public hearing.
5. The applicant must provide a General Development Plan (GDP) drawn to standards in Article 13 of the Zoning Ordinance.
6. If available, it is recommended that the applicant(s) include architectural renderings that show building materials, building heights, site design amenities, etc. Staff may ask this to be submitted by the applicant(s) on a case-by-case-basis.
7. The applicant must submit impact statements with the application. Impact studies must address traffic volumes, public utility capacities, noise, dust and smoke emissions. A Transportation Impact Analysis (TIA) is required for all projects that meet the following criteria:
 - generate 150 or more vehicle trips per day above the existing use, and
 - the site would meet the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements.Proffers or conditions which limit the vehicle trips per day may be taken into consideration when calculating the maximum development. The TIA shall be developed in accordance with the guidelines established in 24 VAC 30-155.
8. Check the attached filing date schedule for application deadlines and public hearing dates (page 19).

Application Submittal Checklist

-
- Completed **"Project Information & Primary Contacts"** form (Page 6)
 - Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 7)
 - Signed and Notarized **Owner's Consent Statement** (if applicant/agent is not the owner)
 - Completed **"General Information"** sheet (Page 8)
 - Completed **"Review Fee Calculation"** sheet and appropriate **Fees** payable to "County of Stafford" (Page 9)
 - Completed **"List of Adjoining Property Owners"** (Pages 10 & 11)
 - Completed **"Application Affidavit"** (Pages 12 – 15)
 - Completed **"Checklist for Generalized Development Plans"** (Pages 16 & 17)
 - Completed **"Transportation Impact Analysis Determination Form"** (Page 18)
 - Proof that **Real Estate Taxes** have been paid
 - Complete **Legal Description** of the area to be reclassified (Acreage must match Boundary Survey Plat)
 - Completed **Impact Statement**
 - Completed **Transportation Impact Analysis (TIA)**, if required (Five (5) paper copies with electronic copies or ftp site)

PLATS AND PLANS

- Boundary Survey Plat** of area subject to rezoning (with 3 copies at 8½" x 11" size)
- Generalized Development Plan** (12 full-size copies at 24" x 36" size)
* See **"Checklist for Generalized Development Plans"** (Pages 16 & 17)



OFFICIALLY SUBMITTED

DATE: _____ INITIALS _____

Optional Application Materials

Although not required, the following additional materials are requested to be included with the initial application submission, if available. These items are often requested during the review process. Providing the information in advance can assist in accelerating the review:

1. Site Illustrations or Building Elevations
2. Electronic Version of generalized development plans, boundary survey, and any illustrations (a pdf on a CD, DVD, sent via email, or through ftp site is acceptable)

Project Information & Primary Contacts

| | |
|--|---|
| <u>PROJECT INFORMATION</u> | <u>PROJECT #</u> <u>17152117</u> |
| <u>Patriot's Crossing Car Wash</u> | |
| PROJECT NAME | SECTION |
| <u>799 Garrisonville Road</u> | <u>23.792</u> |
| ADDRESS (IF AVAILABLE) | TOTAL SITE ACREAGE |
| <u>20-12</u> | <u>Garrisonville</u> |
| TAX MAP/PARCEL(S) | ZONING DISTRICT |
| <u>South side of Garrisonville Rd., 270 feet west of Parkway Blvd.</u> | |
| LOCATION OF PROJECT | |

| | |
|--|--|
| <u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ) | Primary Contact Person <input checked="" type="checkbox"/> |
| <u>Sherman Patrick, Jr.</u> | <u>Compton & Duling, L.C</u> |
| NAME | COMPANY |
| <u>12701 Marblestone Drive Suite 350</u> <u>Woodbridge</u> | <u>VA</u> <u>22192</u> |
| ADDRESS | CITY |
| <u>703-565-5134</u> | <u>sp@comptonduling.com</u> |
| PHONE NUMBER | EMAIL ADDRESS |
| FAX NUMBER | |

| | |
|--|---|
| <u>OWNER</u> (Provide attachments if multiple owners) | Primary Contact Person <input type="checkbox"/> |
| <u>Joyce Mountjoy Curry & Alton Latana Curry</u> | |
| NAME | COMPANY |
| <u>1320 Tannery Circle</u> <u>Midlothian</u> | <u>VA</u> <u>23113</u> |
| ADDRESS | CITY |
| | STATE |
| | ZIP |
| PHONE NUMBER | EMAIL ADDRESS |
| FAX NUMBER | |

| | |
|---|---|
| <u>PROFESSIONAL</u> (Engineer, Surveyor, etc.) | Primary Contact Person <input type="checkbox"/> |
| <u>Justin R. Franklin</u> | <u>Fairbanks & Franklin</u> |
| NAME | COMPANY |
| <u>1005 Mahone Street</u> <u>Fredericksburg</u> | <u>VA</u> <u>22401</u> |
| ADDRESS | CITY |
| | STATE |
| | ZIP |
| <u>540-899-3700</u> | <u>franklin@ff-pc.com</u> |
| PHONE NUMBER | EMAIL ADDRESS |
| FAX NUMBER | |

Statements of Understanding

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 conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.



Signature of Owner/Co Owner

Joyce M. Curry 11/1/201

Printed Name

Date

Signature of Owner/Co Owner

Printed Name

Date

Signature of Owner/Co Owner

Printed Name

Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.



Signature of Applicant/Agent

Dawn C HART 10 31 17

Printed Name

Date

manager member

* Additional sheets may be used, if necessary.

Statements of Understanding

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 conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

11/11/17

Alan S Mountjoy ALTON L. Mountjoy Jr 11/11/17
Signature of Owner/Co Owner Printed Name Date

Signature of Owner/Co Owner Printed Name Date

Signature of Owner/Co Owner Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Signature of Applicant/Agent Printed Name Date

* Additional sheets may be used, if necessary.

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Conditional use permit to allow a car wash use in the B-2 Urban Commercial district.

INFORMATION FOR FEE CALCULATIONS

1.53 # of Acres

Type of Conditional Use Permit:

- Standard Conditional Use Permit (including amendments)
- Minor Conditional Use Permit Amendment

* See Background Information on page 3 to determine if the request qualifies as a minor amendment.

INFORMATIONAL

Previous Resolution # RC15151046

Zoning District B-2

Proposed Use(s) Car Wash

Review Fee Calculations

The County review fee calculations are divided into two sections. Each section is based on a different type of application. Determine the application fee by filling out the one section that applies.

Section I. Standard Conditional Use Permit:

| | | |
|---|---------------------|---------------------|
| A. Base Fee: (Required) | \$ <u>9,750.00</u> | ✓ |
| B. General Fee: (If greater than 5 acres) (_____ Acres – 5) X \$125 | \$ _____ | |
| C. Fire & Rescue Review Fee (required)..... | \$ <u>95.00</u> | ✓ |
| D. Utilities Department Review Fee (required)..... | \$ <u>95.00</u> | ✓ |
| E. Public Works Review Fee (required)..... | \$ <u>120.00</u> | ✓ |
| F. Traffic Impact Analysis Review Fee: (If TIA required) Volume <1,000 VPD\$200.00 Volume >1,000 VPD\$400.00..... | \$ _____ | |
| G. Adjacent Property Notification (required): (<u>26</u> Adjacent properties) X \$6.48 | \$ <u>168.48</u> | ✓ <i>Added See.</i> |
| Sub-total (Add appropriate amounts from lines A thru G above)..... | \$ <u>10,228.48</u> | |
| H. Technology Fee (sub-total x 2.75% or 0.0275)..... | \$ <u>281.28</u> | |
| TOTAL (Sub-total + H. Technology Fee)..... | \$ <u>10,509.76</u> | |

Section II. Minor Conditional Use Permit Amendment:

| | |
|--|--------------------|
| A. General Fee: | \$ <u>6,190.00</u> |
| B. Adjacent Property Notification (required): (_____ Adjacent properties) X \$6.48 | \$ _____ |
| Sub-total (Add lines A and B) | \$ _____ |
| C. Technology Fee (sub-total x 2.75% or 0.0275)..... | \$ _____ |
| TOTAL (Sub-total + C. Technology Fee)..... | \$ _____ |

MAKE CHECK PAYABLE TO "STAFFORD COUNTY"

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.

| | | | |
|-----------------------------|----------------------------------|--------------|--|
| <u>20-10</u> | <u>Barbara Florence Gallahan</u> | | |
| TAX MAP / PARCEL | NAME | | |
| <u>905 Charlotte Street</u> | | | |
| MAILING ADDRESS | | | |
| <u>Fredericksburg</u> | <u>VA</u> | <u>22401</u> | |
| CITY | STATE | ZIP | |

| | | | |
|------------------------------|--------------------------------------|--------------|--|
| <u>20-11</u> | <u>Philip Le & Noelle Nguyen</u> | | |
| TAX MAP / PARCEL | NAME | | |
| <u>3232 Glen Carlyn Road</u> | | | |
| MAILING ADDRESS | | | |
| <u>Falls Church</u> | <u>VA</u> | <u>22041</u> | |
| CITY | STATE | ZIP | |

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|---------------------------|-------------------------------------|--------------|--|
| <u>20-13</u> | <u>Stafford County School Board</u> | | |
| TAX MAP / PARCEL | NAME | | |
| <u>31 Stafford Avenue</u> | | | |
| MAILING ADDRESS | | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> | |
| CITY | STATE | ZIP | |

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|--------------------------|--|--------------|
| <u>20S 22 A</u> | <u>Park Ridge Sales Center Partnership</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>100 Parkway Blvd.</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|-----------------------|------------------------------------|--------------|
| <u>20S 1 A</u> | <u>The Gates of Park Ridge HOA</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>P.O. Box 7268</u> | | |
| MAILING ADDRESS | | |
| <u>Fredericksburg</u> | <u>VA</u> | <u>22404</u> |
| CITY | STATE | ZIP |

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|------------------------------|-------------------------------------|--------------|
| <u>20S 1 8</u> | <u>Paul & Jantharat Samaroo</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>206 Southampton Court</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|-------------------------|------------------------------|--------------|
| <u>20S 1 9</u> | <u>Angelique C. Thompson</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>43 Nugent Street</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|-----------------------|-------------------------------------|--------------|
| <u>20S 7A A</u> | <u>The Greens of Park Ridge HOA</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>P.O. Box 7268</u> | | |
| MAILING ADDRESS | | |
| <u>Fredericksburg</u> | <u>VA</u> | <u>22404</u> |
| CITY | STATE | ZIP |

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|----------------------------|------------------|--------------|
| <u>20S 7A 22</u> | <u>Lisa Saez</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>12 Wellington Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|------------------------|----------------------------------|--------------|
| <u>20S 7B 23</u> | <u>Dana & Roxanne Carter</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>35 Varone Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|------------------------|------------------------|--------------|
| <u>20S 7B 24</u> | <u>Robert Townsend</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>33 Varone Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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| <u>20S 7B 25</u> | <u>Craig & Tracy Miller</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>31 Varone Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|------------------------|--|--------------|
| <u>20S 7B 26</u> | <u>Wilmot Adekoya & Diana McCluney</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>29 Varone Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|------------------------|---------------------------------|--------------|
| <u>20S 7B 27</u> | <u>Bruce & Regina Smith</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>27 Varone Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|------------------------|--------------------|--------------|
| <u>20S 7B 28</u> | <u>Linda Estes</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>25 Varone Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|-----------------------|---------------------------------|--------------|
| <u>20S 7B 29</u> | <u>Eduardo T. Moten Trustee</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>P.O. Box 10742</u> | | |
| MAILING ADDRESS | | |
| <u>Oakland</u> | <u>CA</u> | <u>94610</u> |
| CITY | STATE | ZIP |

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|-----------------------|-------------------------------------|--------------|
| <u>20S 7B 30</u> | <u>Randall & Micha Rockrohr</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>PSC 303 Box 30</u> | | |
| MAILING ADDRESS | | |
| <u>APO</u> | <u>AP</u> | <u>96204</u> |
| CITY | STATE | ZIP |

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|-------------------------|-----------------------------|--------------|
| <u>20S 7B 31</u> | <u>19 Varone Drive, LLC</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>17 Ruffian Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22556</u> |
| CITY | STATE | ZIP |

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|------------------------|---------------------|--------------|
| <u>20S 7B 32</u> | <u>Mi Seon Park</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>17 Varone Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|------------------------|--------------------------------------|--------------|
| <u>20S 7B 33</u> | <u>Bruce & Kimberly Benedict</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>15 Varone Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|------------------------|-----------------------|--------------|
| <u>20S 7D 34</u> | <u>Kenneth Torres</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>13 Varone Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|------------------------|-----------------------------|--------------|
| <u>20S 7D 35</u> | <u>Rod & Faye Brown</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>11 Varone Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|---------------------|-----------------------------------|--------------|
| <u>20S 7D 36</u> | <u>Kevin & Renata Rexroat</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>P.O. Box 517</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22555</u> |
| CITY | STATE | ZIP |

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|-----------------------|-----------------------------------|--------------|
| <u>20S 7D 37</u> | <u>Gilbert & Janice Reyes</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>7 Varone Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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| <u>20S 7D 38</u> | <u>Jeffrey Smihal</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>5 Varone Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|-----------------------|--|--------------|
| <u>20S 7D 39</u> | <u>Matthew & Stephanie Clinger</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>3 Varone Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|-----------------------|----------------------------------|--------------|
| <u>20S 7D 40</u> | <u>Michael & Linda Estep</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1 Varone Drive</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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|------------------------|---------------------------------------|--------------|
| <u>20S 7D 41</u> | <u>Teresa & William Vonstorch</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1380 Guill Road</u> | | |
| MAILING ADDRESS | | |
| <u>Mount Juliet</u> | <u>TN</u> | <u>37122</u> |
| CITY | STATE | ZIP |

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|---------------------------|-------------------------------------|--------------|
| <u>20-20B</u> | <u>Stafford County School Board</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>31 Stafford Avenue</u> | | |
| MAILING ADDRESS | | |
| <u>Stafford</u> | <u>VA</u> | <u>22554</u> |
| CITY | STATE | ZIP |

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| TAX MAP / PARCEL | NAME | |
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| MAILING ADDRESS | | |
| _____ | _____ | _____ |
| CITY | STATE | ZIP |

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| _____ | _____ | |
| TAX MAP / PARCEL | NAME | |
| _____ | | |
| MAILING ADDRESS | | |
| _____ | _____ | _____ |
| CITY | STATE | ZIP |

Application Affidavit

This form to be filed with:

STAFFORD COUNTY
BOARD OF SUPERVISORS

1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555

| |
|---------------------|
| Internal Use Only |
| Project Name: _____ |
| A/P #: _____ |
| Date: _____ |

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

1. Applicant information

Name of Applicant 799 Garrisonville, LLC
Name of Company _____

Applicant Address 6308 Five Mile Centre Park, Suite 215
Fredericksburg, VA 2240 4

Applicant's Signature *Don C Hart manager member*

Name of Agent Sherman Patrick, Jr. / Compton & Duling, L.C.

Address of Agent 12701 Marblestone Drive, Suite 350, Woodbridge, VA 22192

2. Type of Application

Conditional Use Permit

Variance

Rezoning

Special Exception

Application Affidavit

Page 2

Applicant: 799 Garrisonville, LLC

| | |
|---------------|-------|
| Project Name: | _____ |
| A/P #: | _____ |
| Date: | _____ |

3. Property Information

Assessor's Parcel(s) 20-12

Address 799 Garrisonville Road
Stafford, VA 22554

4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.

| <u>Name of owners</u> | <u>Address</u> |
|-----------------------------|--|
| <u>Joyce Mountjoy Curry</u> | <u>1320 Tannery Circle, Midlothian, VA 23113</u> |
| <u>Alton Latana Curry</u> | <u>1320 Tannery Circle, Midlothian, VA 23113</u> |
| _____ | _____ |
| _____ | _____ |

5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 shareholders.

| <u>Name of Members</u> | <u>Address</u> |
|------------------------|----------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.

| <u>Name of Members</u> | <u>Address</u> |
|------------------------|----------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Application Affidavit

Page 3

Applicant: 799 Garrisonville, LLC

| | |
|---------------|-------|
| Project Name: | _____ |
| A/P #: | _____ |
| Date: | _____ |

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders

Name of Members

| | |
|------------------|----------------|
| <u>Donn Hart</u> | <u>Manager</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

8. Have all individuals listed on this affidavit been notified of the purpose of the application?

Yes No

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

| <u>Name</u> | <u>Address, including zip code, no P.O. Box please</u> |
|-------------|--|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Number of owners to be notified: 26 X

Cost for certified letters \$ 6.48 (cost as of the day of submittal)

Total due: \$ 168.48 (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.

Application Affidavit

Page 4

Applicant: 799 Garrisonville, LLC

| | |
|---------------|-------|
| Project Name: | _____ |
| A/P #: | _____ |
| Date: | _____ |

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer Donn C Hart

Corporate Office of Signer Manager Member

Signature Donn C Hart

Date 10 31 17

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 31st day of October, 2017 by Donn C. Hart owner/applicant.

My commission expires: 5-31-2020

Anita J. Thorpe
Notary Public



Checklist for Generalized Development Plans (GDP)

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

N/A COMPLETE

- | | | |
|--|---|--|
| <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <p>Sec 28-225(1) Date of drawing, true north arrow, scale, legend for all symbols used, name of the applicant, name of the owner, name of the development, person preparing the drawing, match lines if applicable;</p> <p>Sec 28-225(2) Boundaries of the area covered by the application, vicinity map showing the general location of the proposed development, major roads and existing subdivisions at a scale of one inch equals two thousand (2,000) feet;</p> <p>Sec 28-225(3) Approximate locations and identification of any easements and rights-of- way on or abutting the site;</p> <p>Sec 28-225(4) Approximate location of each existing and proposed structure on the site the number of stories, height, roof line, gross floor areas and location of building entrances and exits;</p> <p>Sec 28-225(5) Identification and location of uses and structures on all abutting properties;</p> <p>Sec 28-225(6) Approximate location of all existing and proposed parking and loading areas, outdoor trash storage, lighting facilities, and pedestrian walkways;</p> <p>Sec 28-225(7) Approximate location, height and type of each existing and proposed wall, fence, and other types of screening;</p> |
|--|---|--|

Checklist for Generalized Development Plans (continued)

| N/A | COMPLETE | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(8) Approximate location and description of all proposed landscaping; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(9) Approximate location, height and dimensions of all proposed signage on site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(10) Approximate location of all existing drainage ways, floodplains and wetlands on site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(11) Approximate location of all common open space, recreational areas and bufferyards; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(12) Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(13) Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH |

Waiver of GDP Requirements

In accordance with Section 28-223 of the Stafford County Code, the Director of Planning and Zoning may waive the requirement for the submission of a GDP if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.

A request for a waiver shall be made in writing to the Director of Planning and Zoning identifying the sections in which you are requesting a waiver and the reason for the request.

**CONDITIONAL USE PERMIT
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

| |
|---|
| RECEIVED BUT NOT OFFICIALLY SUBMITTED DATE: _____ INITIALS _____ OFFICIALLY SUBMITTED DATE: _____ INITIALS _____ |
|---|

Name of development Patriot's Crossing Car Wash
Type of development commercial
Parcel # 20-12

Traffic Volume Calculations

This site generates:

_____ VPH (insert the highest VPH)

_____ VPD on state controlled highways (insert highest volume).

— Peak AM (VPH)

78 Peak PM (VPH)

41 Peak Saturday (VPH)

_____ VPD highest intensity*

A TIA was done for Patriot's Crossing rezoning which took into account the car wash use. A wpy is attached. It was agreed upon that a new TIA would not be required.

Attach a page showing the calculations and the ITE trip generation codes to this form.

Minimum Thresholds to submit a TIA

Any proposal that generates 150 or more vehicle trips per day above the existing use, and the site meets the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements. See "VDOT Traffic Impact Analysis Requirements" table on next page.

Trip Generation Calculation Guidelines

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site's connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be developed at a higher intensity, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The only exception is if proffers limit the area and type of uses.

VDOT Traffic Impact Analysis Requirements

| Process | | Threshold | Review Process* | Fee** |
|---|---|---|---|---|
| Comprehensive Plan and Plan Amendments (including small area plans) | | 5,000 VPD on state-controlled highways, or Major change to infrastructure / transportation facilities | Application submitted to VDOT for review and comment VDOT may request a meeting with the locality within 30 days Review to be completed in 90 days or later if mutually agreed | \$1000 covers first and second review. No fee if initiated by locality or public agency. No fee for citizens' organization or neighborhood association proposing plan amendments. |
| Rezoning | Residential Low Volume Road Submission | 400 VPD AND exceeds the current traffic volume on a state controlled highway | VDOT or local TIA (certified by VDOT) and Application submitted to VDOT for review and comment VDOT may request a meeting with the locality & applicant within 45 days Review to be completed in 120 days if VDOT requests a meeting Otherwise review to be completed in 45 days NOTE: When a related comprehensive plan revision and rezoning proposal are being considered concurrently for the same geographical area, then only a rezoning TIA package is required. | For first and second review: \$250 - Low Volume Rd \$1000 – All other submissions |
| | All Other Land Uses including residential | 5,000 VPD on state controlled highways, or 5,000 VPD on locality maintained streets AND within 3000 feet of a state controlled highway | | No fee if initiated by locality or public agency No fee if using a VDOT TIA prepared for a small area plan |

* For proposals generating less than 1000VPH the locality and/or applicant may request a Scope of Work Meeting with VDOT. For proposals generating 1000 VPH or more the locality and/or applicant shall hold a Scope of Work Meeting with VDOT.

** Third or subsequent submissions require additional fee as though they were an initial submission.

Filing Dates and Public Hearing Schedules

REZONING AND CONDITIONAL USE PERMIT APPLICATIONS

| Final Application Date | Initial Comments Provided to Applicants | Potential Planning Commission Public Hearing * | Potential Board of Supervisors Public Hearing ** |
|------------------------|---|--|--|
| September 16, 2016 | October 28, 2016 | January 11, 2017 | February 21, 2017 |
| October 21, 2016 | November 25, 2016 | February 8, 2017 | March 21, 2017 |
| November 18, 2016 | December 30, 2016 | March 8, 2017 | April 18, 2017 |
| December 16, 2016 | January 27, 2017 | April 12, 2017 | May 16, 2017 |
| January 20, 2017 | February 24, 2017 | May 10, 2017 | June 20, 2017 |
| February 17, 2017 | March 24, 2017 | June 14, 2017 | July 18, 2017 |
| March 17, 2017 | April 28, 2017 | July 12, 2017 | August 15, 2017 |
| April 21, 2017 | May 26, 2017 | August 9, 2017 | September 19, 2017 |
| May 19, 2017 | June 30, 2017 | September 13, 2017 | October 17, 2017 |
| June 16, 2017 | July 28, 2017 | October 11, 2017 | November 21, 2017 |
| July 21, 2017 | August 25, 2017 | November 8, 2017 | December 19, 2017 |
| August 18, 2017 | September 29, 2017 | December 13, 2017 | January 16, 2018 |
| September 15, 2017 | October 27, 2017 | January 10, 2018 | February 20, 2018 |
| October 20, 2017 | November 24, 2017 | February 14, 2018 | March 20, 2018 |
| November 17, 2017 | December 29, 2017 | March 14, 2018 | April 17, 2018 |

Subject to receipt of final applicant resubmission 30 days in advance of public hearing date.

** Board of Supervisors date subject to change depending on dates of Planning Commission action.

The Planning Commission and Board of Supervisors meeting dates are based on the regular meeting schedule and are subject to change.