

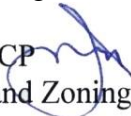
Board of Supervisors

Gary F. Snellings, Chairman
Laura A. Sellers, Vice Chairman
Meg Boehmke
Jack R. Cavalier
Paul V. Milde, III
Cord A. Sterling
Robert "Bob" Thomas, Jr.

Anthony J. Romanello, ICMA-CM
County Administrator

August 26, 2015

MEMORANDUM TO: Stafford County Planning Commission

FROM: Jeffrey A. Harvey, AICP 
Director of Planning and Zoning

SUBJECT: ***CUP14150319; Conditional Use Permit – North Stafford Office Complex
Retail Food Store***

ATTACHMENTS:

1. Location Map
2. Application and Related Materials
3. Generalized Development Plan, dtd 7/28/15
4. Building Elevations, dtd 8/3/15
5. Proposed Resolutions

ISSUE:

The Planning Commission is to consider a request for a Conditional Use Permit (CUP) to allow a drive-through facility within the HC, Highway Corridor Overlay Zoning District, located on a portion of Assessor's Parcel 19-31A. The property is in the B-2, Urban Commercial Zoning District.

The public hearing advertisement noted the site was located within Assessor's Parcel 19-31B and a portion of 19-31A and 19-31C. A recent boundary line adjustment consolidated several parcels, including the subject area, to a single parcel, 19-31A.

BACKGROUND:

Location: South side of Garrisonville Road, approximately 700 feet east of Furnace Road

Election District: Rock Hill

Parcel Size: 4.44 acres



Memorandum to: Stafford County Planning Commission

August 26, 2015

Page 2 of 11

Applicant/Property Owner: Furn 610, LLC
1201 Central Park Boulevard
Fredericksburg, VA 22401

Current Use: Undeveloped

Proposed Use: Retail food store with drive-through facility

Comprehensive Plan: Commercial Node / Suburban (Future Land Use)

Application Date: August 13, 2014 (Complete Application May 12, 2015)

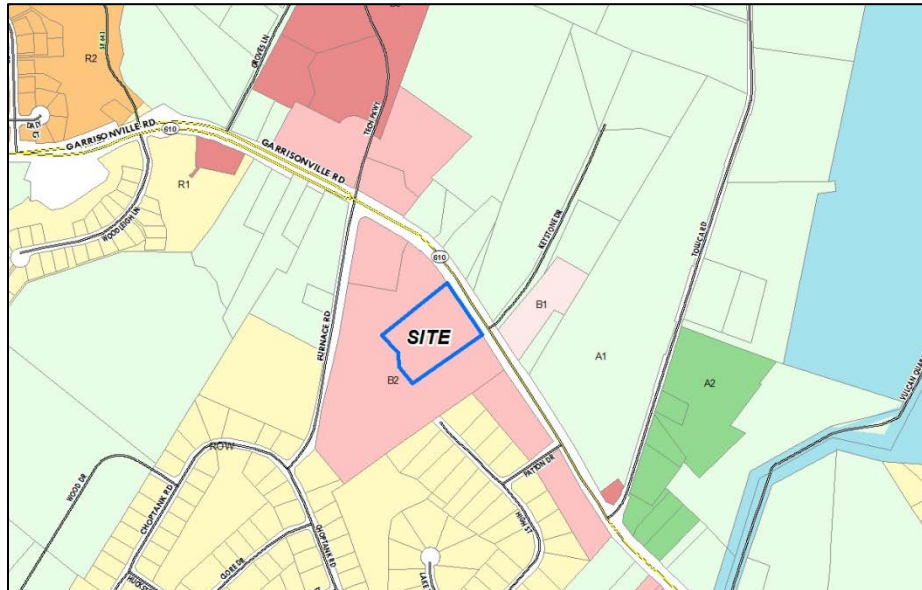
Advertisement Dates: August 11, 2015 and August 18, 2015

Time Limit: November 24, 2015

Staff Project Manager: Michael Zuraf, AICP

Abutting Properties:

<u>Location</u>	<u>Zoning</u>	<u>Use</u>	<u>Comprehensive Plan</u>
North	A-1, Agricultural B-1, Convenience Commercial	Residential Office	Commercial Corridor / Suburban
South	B-2, Urban Commercial	Undeveloped	Resource Protection & Suburban
East	B-2, Urban Commercial R-1, Suburban Residential	Flex Office & Residential Neighborhood	Suburban
West	B-2, Urban Commercial	Undeveloped	Commercial Node / Suburban



Zoning Map

Utilities: The property will be served by the public water and sewer system. There is an existing 12-inch water main running along Garrisonville Road and an existing sewer line on the southeast corner of the site.

Roads: The subject property is located on the south side of Garrisonville Road. Garrisonville Road in this location is a 4-lane divided facility with a posted speed limit of 45 miles per hour and estimated traffic volume of 15,000 vehicle trips per day.

Schools: There would be no impact to the County School system.

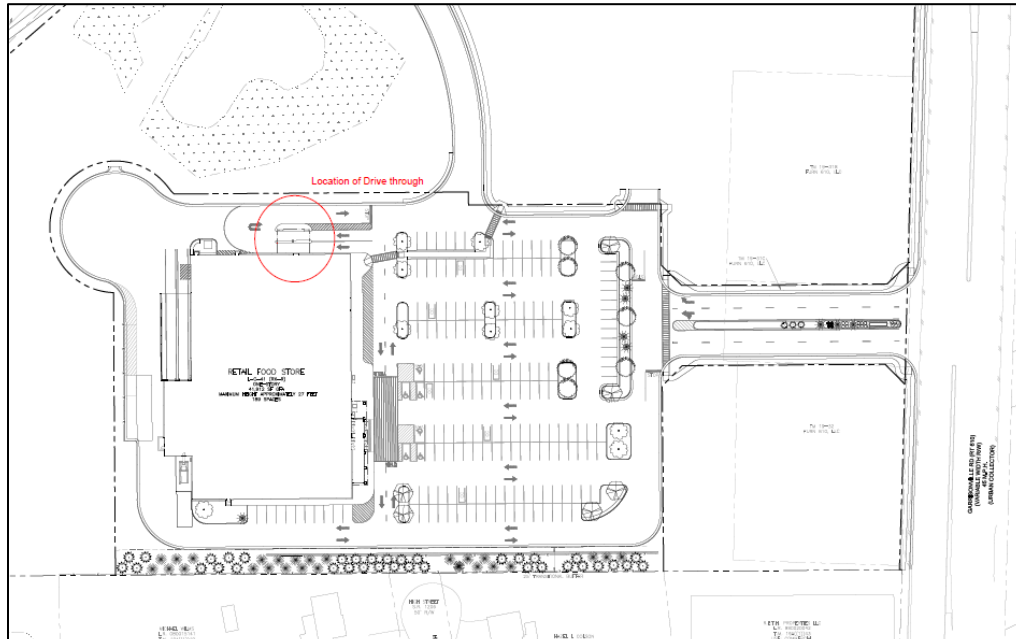
Parks and Recreation: There would be no impact on the County Park system.

Noise Impacts: The use is not intended to generate loud noises. Drive-through facilities will be located to the side of the building internal to the commercial development.

Light Impacts: The proposed site lighting would be installed in compliance with Section 28-87 of the Zoning Ordinance.

COMMENTS:

This application is a request for a CUP for a drive-through facility serving a proposed pharmacy within a retail food store within the HC Overlay District. The project was originally proposed on an adjacent parcel. A public hearing was conducted on October 22, 2014 and the Planning Commission recommended approval.



Original Generalized Development Plan - Superseded

The applicant placed the application on hold and has since modified the location of the retail food store and associated drive-through within the complex, moving the site to the west and north to front on Garrisonville Road. The relocation requires a new public hearing with the Planning Commission. Above is an image of the original Generalized Development Plan (GDP) for reference. The new GDP can be seen on page 6 and Attachment 3.

Zoning History and Existing Conditions

The North Stafford Office Complex was rezoned from A-1, Agricultural to B-2, Urban Commercial in 2004 with proffers. The original development scheme and associated proffers were reflective of a planned office complex. No development has occurred on the property since the property was rezoned. In 2014, the proffers were amended to modify pad site locations, access points, internal traffic patterns, building standards, require enhanced buffering, and other requirements to support development of a Sheetz vehicle fueling station and convenience store and other commercial uses.

The subject property is located on the south side of Garrisonville Road, 700 feet east of Furnace Road. Across Garrisonville Road from the site are a mix of office and residential uses. To the east and south are flex office uses and homes and open space for the Vista Woods community. The remainder of the project is located to the west.

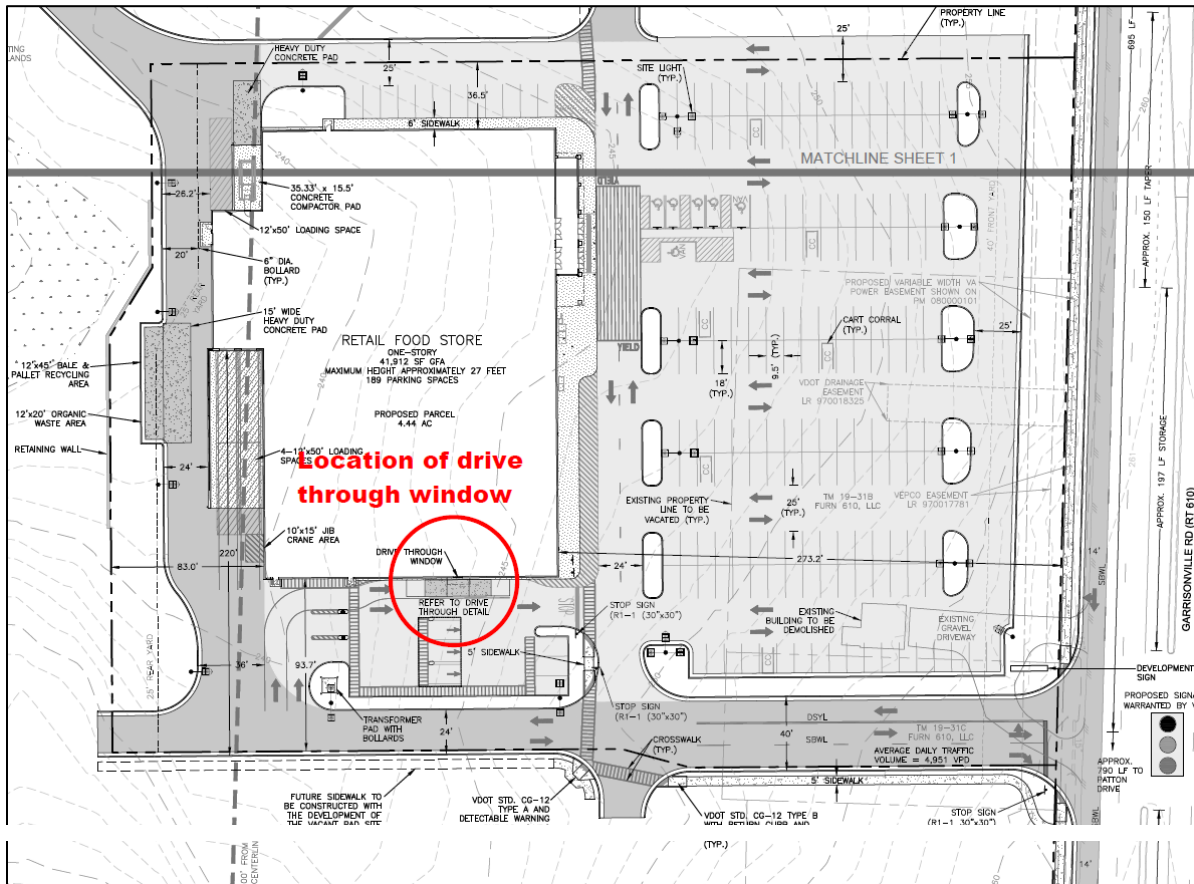
The northwest corner of the property is currently being developed for a Sheetz gas station and convenience store. A Conditional Use Permit had previously been approved to allow that use. The remainder of the site is undeveloped, has rolling terrain, and primarily open fields that drain to a farm pond. To the south of the subject area is a perennial stream with a 100-foot Critical Resource Protection Area (CRPA) buffer and 100-year floodplain.



Aerial Map

Generalized Development Plan

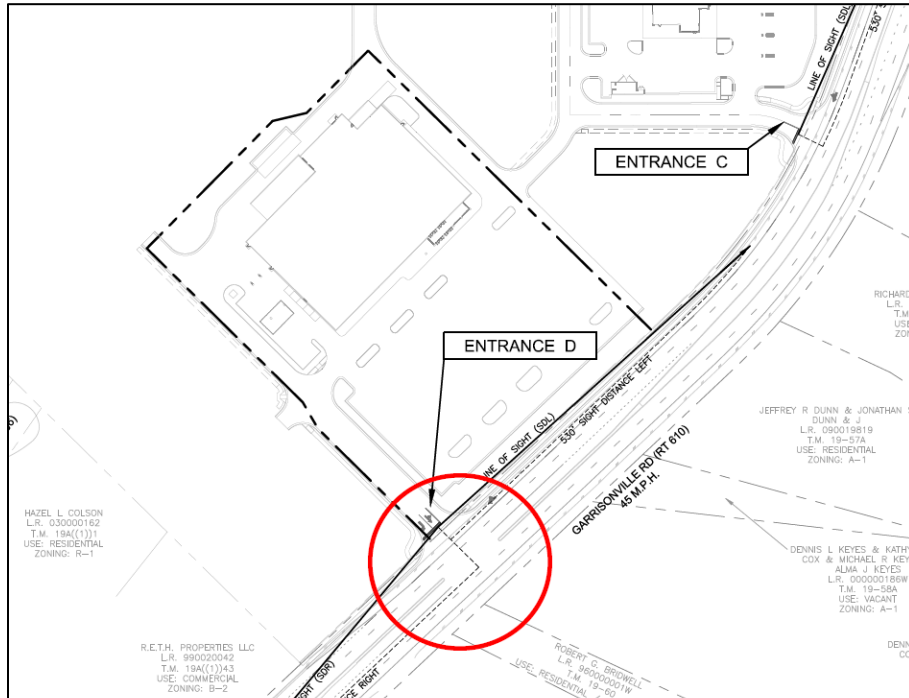
The new Generalized Development Plan (GDP) depicts how the commercial development is proposed on the site. The development will have two full service access points via an internal street network in the commercial complex – a signalized access point onto Garrisonville Road and an unsignalized access point onto Furnace Road. The GDP shows a 41,912 square-foot, single-story retail building, fronting on Garrisonville Road and surrounded by other future pad sites. The majority of the parking area is located to the front, or northeast corner of the store. A drive aisle surrounds the building to provide access to loading areas to the rear of the building. The drive-through window is located on the east side of the building. The GDP depicts one stacking lane, 150 feet in length, in accordance with Zoning Ordinance standards. A by-pass lane is included in the design. Vehicles would enter the drive-through from the drive aisle along the side of the store. Adjacent to the drive through is a grocery pick-up area with pass through lanes and parking spaces.



Generalized Development Plan – New Location

Transportation Impacts

Although the drive-through facility did not trigger the need, the applicant prepared a Transportation Impact Analysis (TIA) to evaluate the overall impacts to the transportation network from the proposed retail food store and other uses proposed in the complex. The study findings show that most of the intersections evaluated would operate at a LOS C or better overall. One specific turning movement that is shown to be impacted the most is the left turn movement from the retail food store entrance and Keystone Drive. Here, the turn movement would degrade to LOS F with significant delays and stacking. The traffic along Garrisonville Road maintains acceptable levels. The proffers associated with the site require a traffic signal be installed if signal warrants are met. The TIA includes a traffic signal warrant analysis which determined that a signal is not warranted.

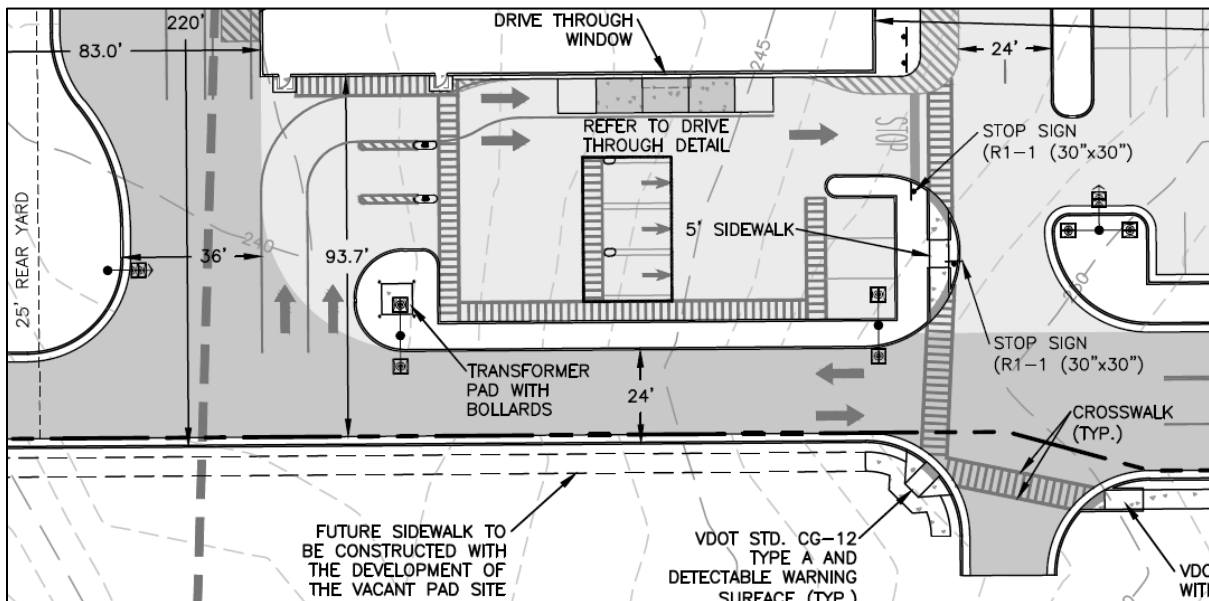


Garrisonville Road / Food Store Site Entrance (with left turns at LOS F)

Drive-through Facility

The drive-through facility is now proposed on the side of the building closest to the residential uses located along High Street. At the same time, the building has moved 240 feet away from the residences. This, and existing proffers that require installation of a privacy fence and double row of evergreen trees, should mitigate any visual impacts from extra lighting and noise impacts from speakers that might be associated with the drive-through.

The main intent of requiring a CUP is to ensure the facility does not have a negative impact on the corridor highway, resulting from vehicles stacking onto the main road. The location of the drive-through, with the extensive setback from Garrisonville Road, would not lead to stacking out to Garrisonville Road.



The impact statement notes that the drive-through facility is intended for a pharmacy within the food store. Drive-through facilities for pharmacies generate less vehicle stacking than a fast food restaurant or bank. Staff has recommended a condition to limit the drive-through to a pharmacy use.

Staff previously noted concerns with the traffic circulation, including the entrance and exit to the drive-through in close proximity to other travelways in front of the store. The applicant has relocated the entrance to the drive through from the front travelway to the travelway along the side of the building. The scope of the modifications resulted in delay of the July 22nd public hearing. Staff notes the new layout of the drive-through should result in minimal internal traffic conflicts.

Comprehensive Plan

The Comprehensive Plan identifies this site as being within a Commercial Node as part of the Suburban land use designation. Commercial Nodes are intended to encourage commercial activities where there are adequate transportation facilities to accommodate proposed uses. Suburban areas are designated to be primarily residential in nature but will be complimented by neighborhood and community oriented activity centers, places of worship, parks and play areas, and retail and business activities. Higher intensity commercial uses are recommended to obtain a conditional use permit. Various design criteria are recommended.

Staff believes the proposed drive-through facility is consistent with the Comprehensive Plan land use recommendations. The drive-through use is oriented in a manner to mitigate any negative impacts on residential uses and the adjacent corridor highway. Although there are potential transportation issues related to levels of service, staff notes that is an issue related to the larger complex and not directly related to the drive-through facility which is the subject of this request.

Neighborhood Design Standards

The applicant submitted detailed building elevations (Attachment 4) of the proposed retail food store. Due to the site's location within the HC Overlay District, all buildings must conform to the Neighborhood Development Standards (NDS) Plan, which includes architectural design standards. The design was modified to conform to the NDS Plan. The following details of the proposed building are consistent with the NDS Plan.

- Parapets that feature three dimensional cornice treatment;
- Cornices continuous along the front and more visible side of the building;
- Parapet walls are broken up with a change in height and similar decorative elements;
- The use of brick as a primary material;
- The majority of the façade material colors are subtle earth tones;
- Bright colors are limited to the entry overhang and roof cornices;
- Colors complement and tie the building elements together;
- Wall plane projections with a material color change have the appearance of columns that serve to visually break-up the façade horizontally;
- The entrance area includes three of the recommended features, including overhangs, projections, and a raised parapet;
- False windows serve to break up the continuous façade;
- Additional window openings in the front entry area;
- Continued brick material around a portion of the southeast side. Staff recommends the columns and banding accents along the parapet (as shown along the front façade) be continued along this façade since it does face the residential uses; and
- Accent lighting along the façade to serve as an attractive feature at night.

In addition, the existing proffers include general material standards, requiring the use of brick, split block, stone, or masonry, and hardplank materials, with limited use of an exterior insulation finishing system (EIFS). The elevations are consistent with this proffer and the materials meet the recommendations of the NDS Plan.



Proposed Elevations

Proposed Conditions

Staff is proposing several conditions to help offset any potential impacts the drive-through facilities might have within the Highway Corridor Overlay District. The proposed conditions are:

1. The CUP shall be limited to one (1) drive-through facility for a pharmacy within the HC, Highway Corridor Overlay District, on a portion of Assessor’s Parcel 19-31A, within the Rock Hill District.
2. All drive-through lanes shall be oriented to minimize headlight glare onto state-maintained roadways, and sited in the location identified on the GDP, dated 5/19/14, as last revised 7/28/15, prepared by Fairbanks & Franklin, entitled “Retail Food Store with Drive-Through” (GDP).
3. Stacking lanes for drive-through facilities shall be designed so as to not impede traffic circulation.
4. All drive-through canopies shall be of coordinated color and materials so as to match the primary structure on-site.
5. Any canopy lighting shall be recessed within the canopy.
6. No carnival style signs, banners, lights, balloons, or windsocks shall be utilized on the property, except on a strictly temporary basis for the grand opening of a business, and shall be removed promptly following the grand opening. The use of temporary and portable electronic, variable message signs, and flashing signs shall be prohibited at all times.
7. The building façades shall be designed in conformance with the building elevations entitled, “Stafford (Furnace Rd) #6936,” prepared by Perkowitz + Ruth Architects, dated 8/3/15.

8. A double row of evergreen trees shall be installed to screen all loading areas along the southwest side of the subject parcel.
9. Conduits for a future traffic signal at the Garrisonville Road entrance, into the property, shall be installed as part of the associated transportation improvements.
10. This CUP may be revoked or conditions modified for violations of these conditions or any applicable federal, state or County Code, law, ordinance, or regulation, after the applicant is notified in writing by the County of the violation(s) and the applicant is given a reasonable opportunity to correct the violation(s).

EVALUATION CRITERIA:

Section 28-185 of the Zoning Ordinance lists six (6) criteria to be considered at each public hearing for a conditional use permit. A summary of each criteria are as follows:

1. The use shall not change the character and established pattern of development in the vicinity of the proposed use - *The proposed use does not change the character of the established pattern of development. The site is located within a planned commercial development with a variety of commercial uses planned.*
2. The use shall be in harmony with uses permitted by right under a zoning permit in the land use district and shall not adversely affect the use of adjacent properties - *The proposed use is in harmony with the permitted by right uses in the B-2 Zoning District. Staff has recommended conditions to minimize impacts. Existing proffers require enhanced buffering from the adjacent residential uses.*
3. The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof - *The proposed drive-through facilities will not hinder or discourage appropriate development or impair the value of the land and buildings on adjacent properties. Existing proffers require enhanced buffering from the adjacent residential uses.*
4. The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use - *The proposed use does not pose any health or safety risks to adjoining properties. Conditions intend to minimize traffic conflicts both internally and to the corridor highway.*
5. The use shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood - *The drive-through is adequately set back from the corridor highway and conditions should minimize conflicts to avoid any detriment to public welfare.*
6. The use shall be in accord with the purposes and intent of this chapter and the comprehensive plan of the county - *Staff believes the proposed use is in accord with the Comprehensive Plan land use recommendations. Although there are potential transportation issues related to levels of service, staff notes that is an issue related to the larger complex and not directly related to the drive-through facility which is the subject of this request.*

SUMMARY OF POSITIVE AND NEGATIVE FEATURES:

POSITIVE:

1. The proposal is in conformance with the Comprehensive Plan.
2. The proposal is consistent with the established and proposed development patterns in the vicinity.
3. Conditions will mitigate impacts to surrounding properties.

NEGATIVE:

1. No apparent negative conflicts.

RECOMMENDATION:

Staff recommends approval of this application (CUP14150319) with the proposed conditions.

JAH:mz

Attachments (5)

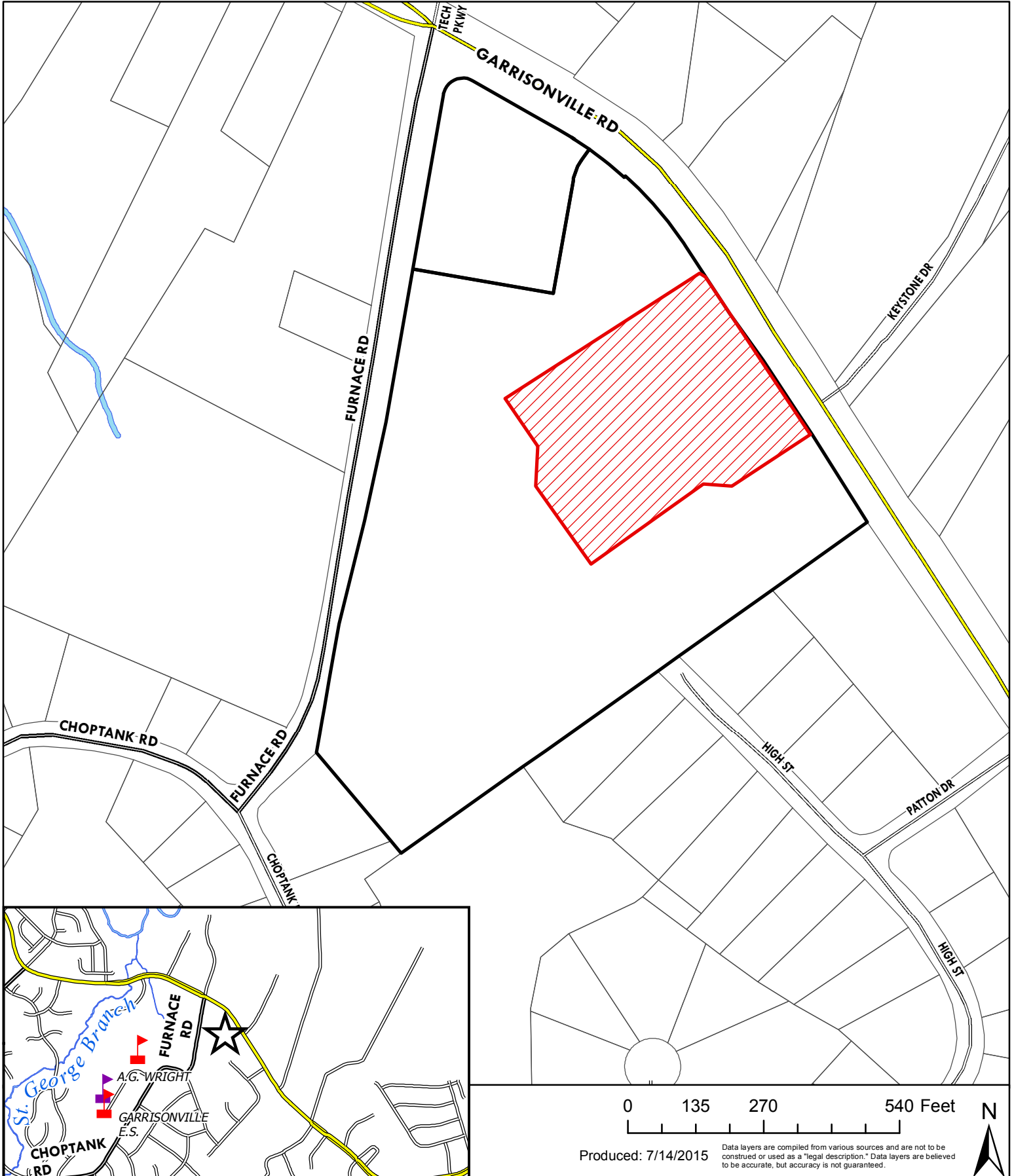


CUP14150319; Conditional Use Permit

NORTH STAFFORD OFFICE COMPLEX RETAIL FOOD STORE

Produced by the Stafford County Department of Planning and Zoning

540-658-8668 | P.O. Box 339 Stafford, VA 22555



CONDITIONAL USE PERMIT APPLICATION



July 1, 2012
Updated: December 18, 2012

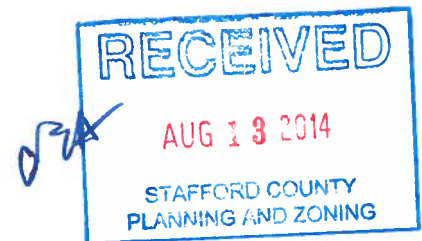
Beginning July 1, 2012, per Ordinance O12-19, a 2.75% technology fee will be assessed and collected on the total fees for all new and resubmitted applications until June 18, 2017.

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



STAFFORD COUNTY
Department of Planning and Zoning

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>		<u>PROJECT #</u> <u>14150319</u>	
<u>North Stafford Office Complex</u>		SECTION _____	
PROJECT NAME		<u>5.77 Ac 4.44 Ac.</u>	
<u>1135 Garrisonville Road</u>		TOTAL SITE ACREAGE	
ADDRESS (IF AVAILABLE)		<u>B-2</u>	
<u>F-31B,</u>		ZONING DISTRICT	
<u>Portions of TM A-31A, 19-31C, and 19-31E</u>			
TAX MAP / PARCEL(S)			
<u>Southern quadrant of the Garrisonville Rd / Furnace Rd intersection</u>			
LOCATION OF PROJECT			

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)		Primary Contact Person <input checked="" type="checkbox"/>	
<u>Rachel Lowman</u>		<u>Furn 1010 LLC</u>	
NAME		COMPANY	
<u>1201 Central Park Blvd</u>		<u>VA</u> <u>22401</u>	
ADDRESS		STATE ZIP	
<u>Fredericksburg</u>			
CITY			
<u>540-786-1404</u>		<u>540-786-1406</u>	
PHONE NUMBER		FAX NUMBER	
		<u>rlowman@silverco.com</u>	
		EMAIL ADDRESS	

<u>OWNER</u> (Provide attachments if multiple owners)		Primary Contact Person <input type="checkbox"/>	
<u>B. Judson Honaker, Jr</u>		<u>Furn 1010 LLC</u>	
NAME		COMPANY	
<u>1201 Central Park Blvd</u>		<u>VA</u> <u>22401</u>	
ADDRESS		STATE ZIP	
<u>Fredericksburg</u>			
CITY			
<u>N/A</u>		<u>N/A</u>	
PHONE NUMBER		FAX NUMBER	
		EMAIL ADDRESS	

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)		Primary Contact Person <input checked="" type="checkbox"/>	
<u>Jennifer Shea</u>		<u>Fairbanks & Franklin</u>	
NAME		COMPANY	
<u>1005 Mahone Street</u>		<u>VA</u> <u>22401</u>	
ADDRESS		STATE ZIP	
<u>Fredericksburg</u>			
CITY			
<u>540-899-3100</u>		<u>540-899-0030</u>	
PHONE NUMBER		FAX NUMBER	
		<u>shea@ff-pc.com</u>	
		EMAIL ADDRESS	

STAFFORD COUNTY
Department of Planning and Zoning

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Construction of a retail food store with drive through.

INFORMATION FOR FEE CALCULATIONS

4.44
~~5.11~~ # 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 # _____

Zoning District B-2

Proposed Use(s) Retail Food Store with
drive through

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)	
(<u>5.22</u> Acres – 5) X \$125	\$ <u>27.50</u>
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>17</u> Adjacent properties) X \$6.48	\$ <u>110.16</u>
Sub-total (Add appropriate amounts from lines A thru G above).....	\$ <u>10,597.66</u>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>291.44</u>
TOTAL (Sub-total + H. Technology Fee)	\$ <u>10,889.10</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

Tax Map Parcel: 19-33A
Owner: Graves, David M & Robert A
Address: 1628 Izaak Walton Rd
Hurt, VA 24563-3475

Tax Map Parcel: 19-33
Owner: Schlotter, William K & Osia L & Etals
Address: 1183 Garrisonville Rd
Stafford, VA 22556-1847

Tax Map Parcel: 19-33B
Owner: Schlotter, James S
Address: PO Box 1438
Stafford, VA 22555-1438

Tax Map Parcel: 19U-5
Owner: Union Bank And Trust Co
Address: PO Box 446
Bowling Green, VA 22427-0446

Tax Map Parcel: 19-57
Owner: Brooks, Doris B
Address: 300 Leonard Road
Falmouth, VA 22405-3223

Tax Map Parcel: 19-57D
Owner: Wells, Richard Dean
Address: 11706 Roosevelt Road
Fredericksburg, VA 22407-6426

Tax Map Parcel: 19-57A
Owner: Dunn, Jeffrey R & Jonathan S Dunn & J
Address: 6200 Wilson Blvd Apt 611
Falls Church, VA 22044-3206

Tax Map Parcel: 19-58A
Owner: Keyes, Dennis L & Kathy Keyes Cox & M
Address: 55 Keystone Drive
Stafford, VA 22556-1875

Tax Map Parcel: 19-59
Owner: Keyes, Dennis L & Kathy Keyes Cox & M
Address: 55 Keystone Drive
Stafford, VA 22556-1875

Tax Map Parcel: 19-60
Owner: Bridwell, Robert G
Address: 29 Pinto Ln
Stafford, VA 22556-3440

Tax Map Parcel: 19-60A
Owner: Cable Holdco Exchange V LLC Comcast
Address: 1 Comcast Ctr
Philadelphia, PA 19103-2838

Tax Map Parcel: 19A-1-43
Owner: R.E.T.H. Properties LLC
Address: 70 Evans Ln
Stafford, VA 22556-3838

Tax Map Parcel: 19A-1-1
Owner: Colson, Hazel L
Address: 201 High Street
Stafford, VA 22556-1810

Tax Map Parcel: 19A-1-19
Owner: Wilms, Michael
Address: 200 High Street
Stafford, VA 22556-1811

Tax Map Parcel: 19A-3-A
Owner: Graves Development Corp Inc
Address:

Tax Map Parcel: 19A-3-4
Owner: Crone, Claudia M
Address: 40 Washington and Lee Blvd
Stafford, VA 22556-6434

Tax Map Parcel: 19A-3-5
Owner: Brown, Lewis E & Mary A
Address: 127 Choptank Rd
Stafford, VA 22556-1823

STAFFORD COUNTY
Department of Planning and Zoning

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 Rachel Lawman
Name of Company Furn 610 LLC

Applicant Address 1201 Central Park Blvd
Fredericksburg, VA 22401

Applicant's Signature *Rachel Lawman*

Name of Agent Same

Address of Agent 1201 Central Park Blvd.

2. Type of Application

- | | |
|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Exception |

STAFFORD COUNTY
Department of Planning and Zoning

Application Affidavit
Page 2

Applicant: Rachel Lawman

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

3. Property Information

Assessors Parcel(s) 19-31A, 19-31B, 19-31C, & 19-32

Address 1143 Garrisonville Rd.
Stafford, VA

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>
_____	_____
_____	_____
_____	_____
_____	_____

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 share holders.

<u>Name of Members</u>	<u>Address</u>
<u>Welford Street, LLC, Member</u>	<u>1201 Central Park Blvd. Fburg VA 22401</u>
<u>DLH Holdings, LLC, Member</u>	<u>39 Powell Lane Fredericksburg VA 22406</u>
<u>B. Judson Honaker, Jr. Manager/CEO/President</u>	<u>1201 Central Park Blvd. Fburg VA 22401</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>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

STAFFORD COUNTY
Department of Planning and Zoning

Application Affidavit

Page 3

Applicant: Rachel Lowman

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

_____	_____
_____	_____
_____	_____
_____	_____

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: _____X

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

Total due: \$ _____ (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.

STAFFORD COUNTY
Department of Planning and Zoning

Application Affidavit

Page 4

Applicant: Rachel Lowman

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 B. Judson Honaker, Jr.

Corporate Office of Signer [Signature]

Signature Furn 610, LLC

Date 7/16/2014

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 16 day of July, 2014 by

B. Judson Honaker, Jr owner/~~applicant~~.

My commission expires: 11/30/2016

Rachel Lowman
Notary Public



STAFFORD COUNTY
Department of Planning and Zoning

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

STAFFORD COUNTY
Department of Planning and Zoning

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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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.

STAFFORD COUNTY
Department of Planning and Zoning

**CONDITIONAL USE PERMIT
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development North Stafford Office Complex
Type of development Retail Food Store with Drive
Parcel # Portions of TM* 19-31A, 19-31B, Through
19-31C, & 19-32

Traffic Volume Calculations

This site generates:

793 VPH (insert the highest VPH) (Sunday)
7,443 VPD on state controlled highways (insert highest volume). (Saturday)
143 Peak AM (VPH)
409 Peak PM (VPH)
550 Peak Saturday (VPH)
7,443 VPD highest intensity*

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.

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

Retail Food Store with Drive Through

Use	Supermarket
Land Use Code	850
Area (SF)	41,912
Sunday, Peak Hour Rate (VPH)	18.93
Sunday, Peak Hour (VPH)	793
Saturday Rate (VPD)	177.59
Saturday (VPD)	7443
Weekday, Peak Hour of Adj. Street Traffic, One Hour Between 7 and 9 A.M. Rate (VPH)	3.40
Weekday, A.M. Peak Hour (VPH)	143
Weekday, Peak Hour of Adj. Street Traffic, One Hour Between 4 and 6 P.M. Rate (VPH)	$\ln(T)=0.74 \ln(X) + 3.25$
Weekday, P.M. Peak Hour (VPH)	409
Saturday, Peak Hour Rate (VPH)	$\ln(T)=0.57 \ln(X) + 4.18$
Saturday, Peak Hour (VPH)	550

Note: Numbers taken from the ITE Trip Generation Manual 9th Edition

Real Estate Bill - Account Information Lookup Results

These results last updated: 6/22/2015. All balances are due as of 6/22/2015 and include penalty & interest, if applicable through 6/22/2015.

PIN Number: 3340
Name: FURN 610 LLC
1201 CENTRAL PARK BLVD
FREDERICSBURG, VA 22401-4912

Tax Map Number: 19 31A
Physical Address: 1143 GARRISONVILLE RD
Last payment of \$13,434.03 received on 6/5/2015.

Payment Details:
Total Tax Paid in 2015: \$13,434.03
Total Fees Paid in 2015: \$0.00
Total P&I Paid in 2015: \$0.00

Balance Due Now: \$0.00
Future Balance: \$13,434.03
Total Balance: \$13,434.03

[Pay Real Estate Online](#) | [Back to Account Lookup](#) | [Back to Stafford County](#)

Real Estate Bill - Account Information Lookup Results

These results last updated: 6/22/2015. All balances are due as of 6/22/2015 and include penalty & interest, if applicable through 6/22/2015.

PIN Number: 3341
Name: FURN 610 LLC
1201 CENTRAL PARK BLVD
FREDERICKSBURG, VA 22401-4912
Tax Map Number: 19 31B
Physical Address: 1127 GARRISONVILLE RD
Last payment of \$660.83 received on 6/5/2015.
Payment Details: Total Tax Paid in 2015: \$660.83
Total Fees Paid in 2015: \$0.00
Total P&I Paid in 2015: \$0.00
Balance Due Now: \$0.00
Future Balance: \$660.83
Total Balance: \$660.83

[Pay Real Estate Online](#) | [Back to Account Lookup](#) | [Back to Stafford County](#)

Real Estate Bill - Account Information Lookup Results

These results last updated: 6/22/2015. All balances are due as of 6/22/2015 and include penalty & interest, if applicable through 6/22/2015.

PIN Number: 3342
Name: FURN 610 LLC
1201 CENTRAL PARK BLVD
FREDERICKSBURG, VA 22401-4912
Tax Map Number: 19 31C
Physical Address: *No Situs Address*
Last payment of \$241.66 received on 6/5/2015.
Payment Details: Total Tax Paid in 2015: \$241.66
Total Fees Paid in 2015: \$0.00
Total P&I Paid in 2015: \$0.00
Balance Due Now: \$0.00
Future Balance: \$241.66
Total Balance: \$241.66

[Pay Real Estate Online](#) | [Back to Account Lookup](#) | [Back to Stafford County](#)

Conditional Use Permit

IMPACT STATEMENT

North Stafford Office Complex Proposed Retail Food Store with Drive Through

Proposed by Furn 610, LLC

Portions of TM# 19-31A, 19-31B, 19-31C, and 19-32 (4.44 Acres)

I Introduction

Furn 610, LLC (hereinafter the "Applicant"), is the owner of TM 19-31A, 19-31B, 19-31C, and 19-32 which are zoned Commercial ("B-2"), containing approximately 20.68 acres, all of which are located in Stafford County, Virginia, at the intersection of Garrisonville Road and Furnace Road in the Rock Hill Magisterial District. The majority of the proposed parcel lies within the limits of the Highway Corridor Overlay District (HCOD).

The Applicant's Generalized Development Plan (GDP) proposes a conditional use permit (CUP) for a 4.44 acre portion of TM 19-31A, 19-31B, 19-31C, and 19-32 (hereinafter the "Property") to allow a drive through for the pharmacy located within the proposed retail food store. A drive through is not allowed in the HCOD without a CUP. The GDP shows a drive through with one lane providing adequate stacking and a bypass lane.

II. Impact on Traffic Volumes

Traffic volume calculations included with this application are calculated from the information provided in the ITE Trip Generation Manual 9th edition for a Supermarket (Land Use Code 850). The manual does not make a distinction between a supermarket without a drive through pharmacy and one with a drive through pharmacy. The drive through window is provided for customer convenience. Additional traffic generated by the drive-through window is negligible.

III. Impact on Public Utilities

The proposed development will be served by water and sewer facilities with adequate capacity. Site plans are under review for the extension of the water and sewer through the site. Water will connect to an existing 12" waterline on the north side of Garrisonville Road. Sewer will connect to an existing manhole on TM 19A-3-A.

IV. Impact on Noise, Dust, and Smoke Emissions

The drive through will not have an impact on noise, dust, or smoke emissions. The drive through is located on the eastern side of the proposed building so it will not be visible from the neighboring residential properties to the west. There are vacant commercial pad sites between the drive through and the neighboring residential properties to the east. The future uses on these pad sites will provide a 6 foot tall privacy

fence and double row of evergreen trees along their boundary with the eastern residential parcels in accordance with approved proffers. The nearest residential property to the south is located approximately 750 feet from the drive through. There is an existing stream and wooded wetland area along the existing southern property line. There is also a commercial pad site between the retail food store and the existing wetland area. On-site landscaping will provide screening for adjacent properties to the north.



April 23, 2015

**Metes and Bounds Description
of a Proposed Retail Food Store Parcel
on portions of the lands of**

Furn 610, LLC
LR 080010302

Rock Hill Magisterial District
Stafford County, Virginia

Beginning at a point, said point being in the Westerly Right of Way Line of Garrisonville Road ~ Virginia State Route 610 (104' Wide Right of Way) and a corner to lands now or formerly standing in the name of R.E.T.H. Properties, LLC (Tax Map 19A-1-43); thence,

N 34° 01' 21" W, 226.66 feet (Tie Only) to a point, said point being the **True POINT OF BEGINNING** and in the line of a Proposed Street Dedication along Garrisonville Road ~ Virginia State Route 610 (104' Right of Way); thence, through the lands of Furn 610, LLC seven (7) courses as follow:

S 54° 36' 02" W, 198.80 feet to a point; thence,

S 70° 12' 17" W, 38.42 feet to a point; thence,

S 54° 36' 02" W, 276.64 feet to a point; thence,

N 35° 23' 58" E, 226.18 feet to a point; thence,

N 03° 13' 49" W, 44.14 feet to a point; thence,

N 35° 23' 58" W, 110.62 feet to a point; thence,

N 54° 36' 02" E, 501.44 feet to a point, said point being in the aforementioned line of a Proposed Street Dedication along Garrisonville Road ~ Virginia State Route 610 (104' Right of Way); thence, with said line of a Proposed Street Dedication along Garrisonville Road ~ Virginia State Route 610 (104' Right of Way)

S 33° 29' 12" E, 384.71 feet to the **POINT OF BEGINNING** and containing 4.440 acres.

Notes:

1. This description was prepared without the benefit of a Title Report and does not, therefore, necessarily indicate all or any encumbrances on the parcel described.
2. This description was prepared utilizing deeds and plats of record. No field or boundary survey performed by Fairbanks & Franklin.
3. The parcel described herein encompasses portions of Tax Map 19-31A, Tax Map 19-31B and Tax Map 19-31C.

I-1151.1 Furnace Road Retail Food Store CUP MBD 042315.doc

THIS COPY HAS BEEN REDUCED FROM ITS ORIGINAL SCALE

NOTES:

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL OR ANY ENCUMBRANCES ON THE PROPERTIES.
2. PROPERTY BOUNDARY DATA TAKEN FROM DEEDS & PLATS OF RECORD. NO FIELD OR BOUNDARY SURVEY PERFORMED BY FAIRBANKS & FRANKLIN
3. SOURCE OF MERIDIAN: VCS NORTH ZONE (NAD83 PER PLAT RECORDED AS PM 080000101).



Fairbanks & Franklin

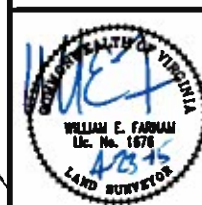
Civil Engineering
Land Planning

1005 Mahone Street
Fredericksburg, VA 22401
(540) 859-3700

EXHIBIT PLAT
ON PORTIONS OF THE LANDS OF

FURN 610, LLC

ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

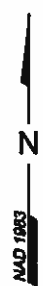


DATE : APRIL 23, 2015
DRAWN : WEF
CHECKED : WEF

REVISIONS:

DOCUMENT NO.
1-1155.1 CUP
RETAIL FOOD STORE
SHEET

1 OF 1



SITE INFORMATION:

APPLICANT: FURN 610, LLC
1201 CENTRAL PARK BOULEVARD
FREDERICKSBURG, VIRGINIA 22401
(540) 786-1405

OWNER: FURN 610, LLC
1201 CENTRAL PARK BOULEVARD
FREDERICKSBURG, VIRGINIA 22401
(540) 786-1405

PREPARED BY: FAIRBANKS & FRANKLIN
1005 MARHON STREET
FREDERICKSBURG, VIRGINIA 22401
(540) 899-3700

TAX PARCELS: PORTIONS OF 19-31A, 19-31B, 19-31C,
& 19-32

PROPOSED PARCEL: 4.44 AC

PROPOSED USE: RETAIL FOOD STORE WITH DRIVE THROUGH
B-2 (URBAN COMMERCIAL)

- NOTES:**
- THERE ARE NO KNOWN WETLANDS OR WATERS OF THE U.S. ON THE PROPOSED PARCEL, THERE ARE WETLANDS AND WATERS OF THE U.S. ON TM 19-31A.
 - THERE ARE NO KNOWN HISTORIC BUILDINGS OR ARCHEOLOGICAL FEATURES ON SITE.
 - THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
 - THE PROPOSED RETAIL FOOD STORE PARCEL LIES WITHIN FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL 5101540126E DATED FEBRUARY 4, 2005. FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - SURVEY INFORMATION FOR THIS PROJECT IS FROM AERIAL SURVEY SUPPLIED BY GREENHORNE & O'MARA AND FIELD RUN SURVEY PERFORMED BY FAIRBANKS & FRANKLIN.
 - EASEMENTS TAKEN FROM "ALTA/ACSM LAND TITLE SURVEY ON THE PORTION OF THE LANDS OF FURN 610, LLC, LR 090210302" DATED FEBRUARY 6, 2014 AND PREPARED BY FAIRBANKS & FRANKLIN.
 - THE PROPOSED RETAIL FOOD STORE PARCEL LIES WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT.
 - AVERAGE DAILY TRAFFIC VOLUMES AT ENTRANCES PROVIDED BY BOWMAN CONSULTING.
 - ALL PROPOSED PARCEL LINES AND PROPOSED SITE IMPROVEMENTS SHOWN ON THIS PLAN MAY BE AMENDED BY THE OWNERS TO FULFILL REQUIREMENTS OF FINAL ENGINEERING, COMPLIANCE WITH STATE AGENCY REGULATIONS, AND/OR COUNTY DEVELOPMENT REGULATIONS.
 - ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE STAFFORD COUNTY LANDSCAPING DESIGN STANDARDS MANUAL.
 - ALL LIGHTING SHOWN ON THIS PLAN IS SCHEMATIC IN NATURE AND WILL BE DESIGNED TO MEET ALL COUNTY STANDARDS AT THE TIME OF FINAL SITE PLAN.

LEGEND

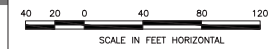
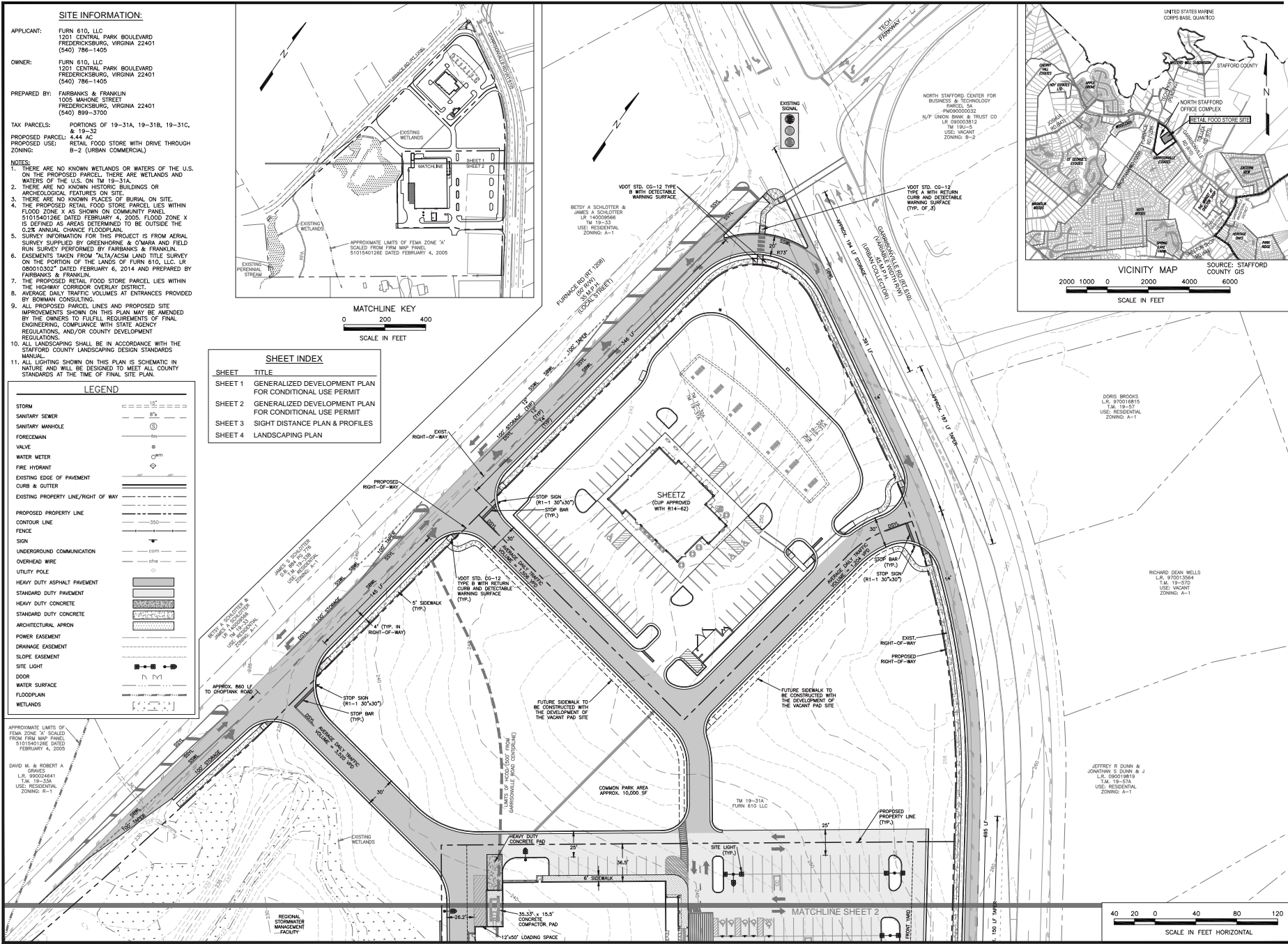
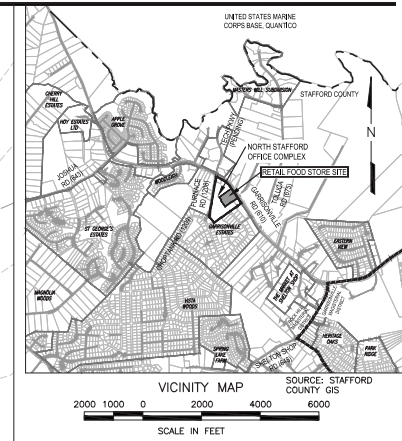
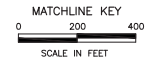
STORM	---
SANITARY SEWER	---
SANITARY MANHOLE	⊙
FORCEMAIN	---
VALVE	⊙
WATER METER	⊙
FIRE HYDRANT	⊙
EXISTING EDGE OF PAVEMENT	---
CURB & GUTTER	---
EXISTING PROPERTY LINE/RIGHT OF WAY	---
PROPOSED PROPERTY LINE	---
CONTOUR LINE	---
FENCE	---
SION	---
UNDERGROUND COMMUNICATION	---
OVERHEAD WIRE	---
UTILITY POLE	---
HEAVY DUTY ASPHALT PAVEMENT	---
STANDARD DUTY PAVEMENT	---
HEAVY DUTY CONCRETE	---
STANDARD DUTY CONCRETE	---
ARCHITECTURAL APRON	---
POWER EASEMENT	---
DRAINAGE EASEMENT	---
SLOPE EASEMENT	---
SITE LIGHT	---
DOOR	---
WATER SURFACE	---
FLOODPLAIN	---
WETLANDS	---

APPROXIMATE LIMITS OF FEMA ZONE 'X' SCALED FROM FEMA MAP PANEL 5101540126E DATED FEBRUARY 4, 2005

DAVID M. & ROBERT A. OWENS
L.S. 99020461
T.M. 19-32A
USE: RESIDENTIAL ZONING: R-1

SHEET INDEX

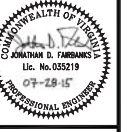
SHEET 1	GENERALIZED DEVELOPMENT PLAN FOR CONDITIONAL USE PERMIT
SHEET 2	GENERALIZED DEVELOPMENT PLAN FOR CONDITIONAL USE PERMIT
SHEET 3	SIGHT DISTANCE PLAN & PROFILES
SHEET 4	LANDSCAPING PLAN



Fairbanks & Franklin
Civil Engineering
Land Planning
1005 Malbone Street
Fredericksburg, VA 22401
(540) 899-3700

**GENERALIZED DEVELOPMENT PLAN
FOR CONDITIONAL USE PERMIT**

**RETAIL FOOD STORE WITH DRIVE THROUGH
NORTH STAFFORD OFFICE COMPLEX
STAFFORD COUNTY, VIRGINIA**



DATE : 05-19-14
DESIGNED: JDF
DRAWN: JRE/UKS
CHECKED: JDF

REVISIONS: 07-28-15
10-16-14
10-27-14
05-01-15
07-08-15

DOCUMENT NO.
1-1155.1

1 SHEET
OF 4

1-1155.1 RETAIL FOOD STORE GENERALIZED DEVELOPMENT PLAN 07-28-15



Fairbanks & Franklin
Civil Engineering
Land Planning
1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

GENERALIZED DEVELOPMENT PLAN
FOR CONDITIONAL USE PERMIT

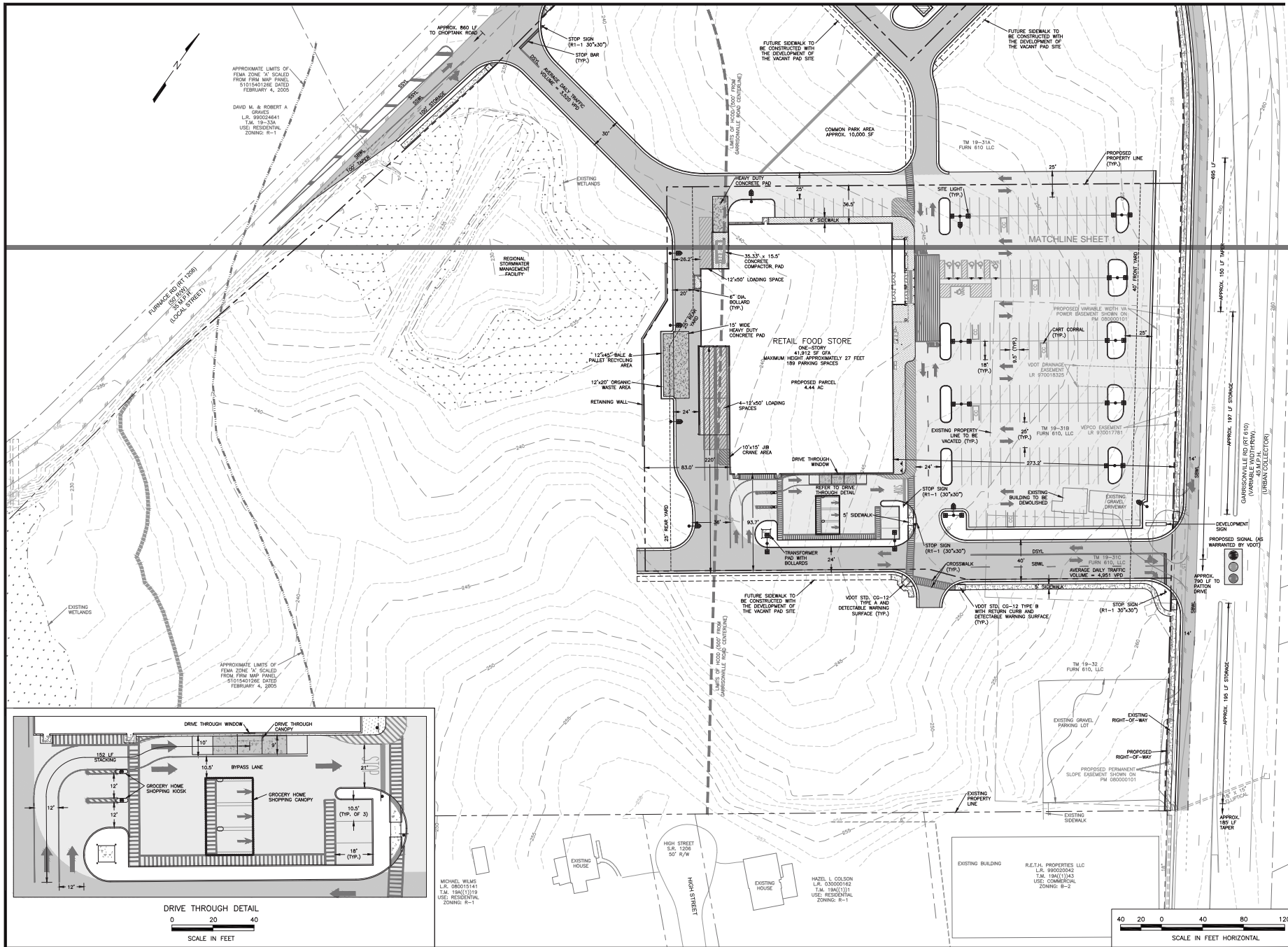
RETAIL FOOD STORE WITH DRIVE THROUGH
NORTH STAFFORD OFFICE COMPLEX
STAFFORD COUNTY, VIRGINIA



DATE : 05-19-14
DESIGNED: JDF
DRAWN : JRE/BLKS
CHECKED : JDF

REVISIONS: 07-28-15
10-16-14
10-27-14
05-31-15
07-08-15

DOCUMENT NO.
1-1155-1
2 SHEET
OF 4



APPROXIMATE LIMITS OF FEMA ZONE 'A' SCALED FROM FIRM MAP PANEL ST101540129K DATED FEBRUARY 4, 2005

DAVID M. & ROBERT A. GRAVES
L.R. 90020441
T.M. 19-33A
USE: RESIDENTIAL
ZONING: R-1

APPROXIMATE LIMITS OF FEMA ZONE 'A' SCALED FROM FIRM MAP PANEL ST101540129K DATED FEBRUARY 4, 2005

DRIVE THROUGH DETAIL
SCALE IN FEET
0 20 40

SCALE IN FEET HORIZONTAL
0 20 40 80 120

MICHAEL WILMS
L.R. 05015141
T.M. 19A(1)19
USE: RESIDENTIAL
ZONING: R-1

HAZEL L. COLSON
L.R. 03000162
T.M. 19A(1)31
USE: RESIDENTIAL
ZONING: R-1

EXISTING BUILDING
R.E.T.H. PROPERTIES LLC
L.R. 90020042
T.M. 19A(1)43
USE: COMMERCIAL
ZONING: B-2

Fairbanks & Franklin

Civil Engineering
Land Planning
1005 Mabone Street
Fredericksburg, VA 22401
(540) 899-3700

SIGHT DISTANCE PLAN & PROFILES

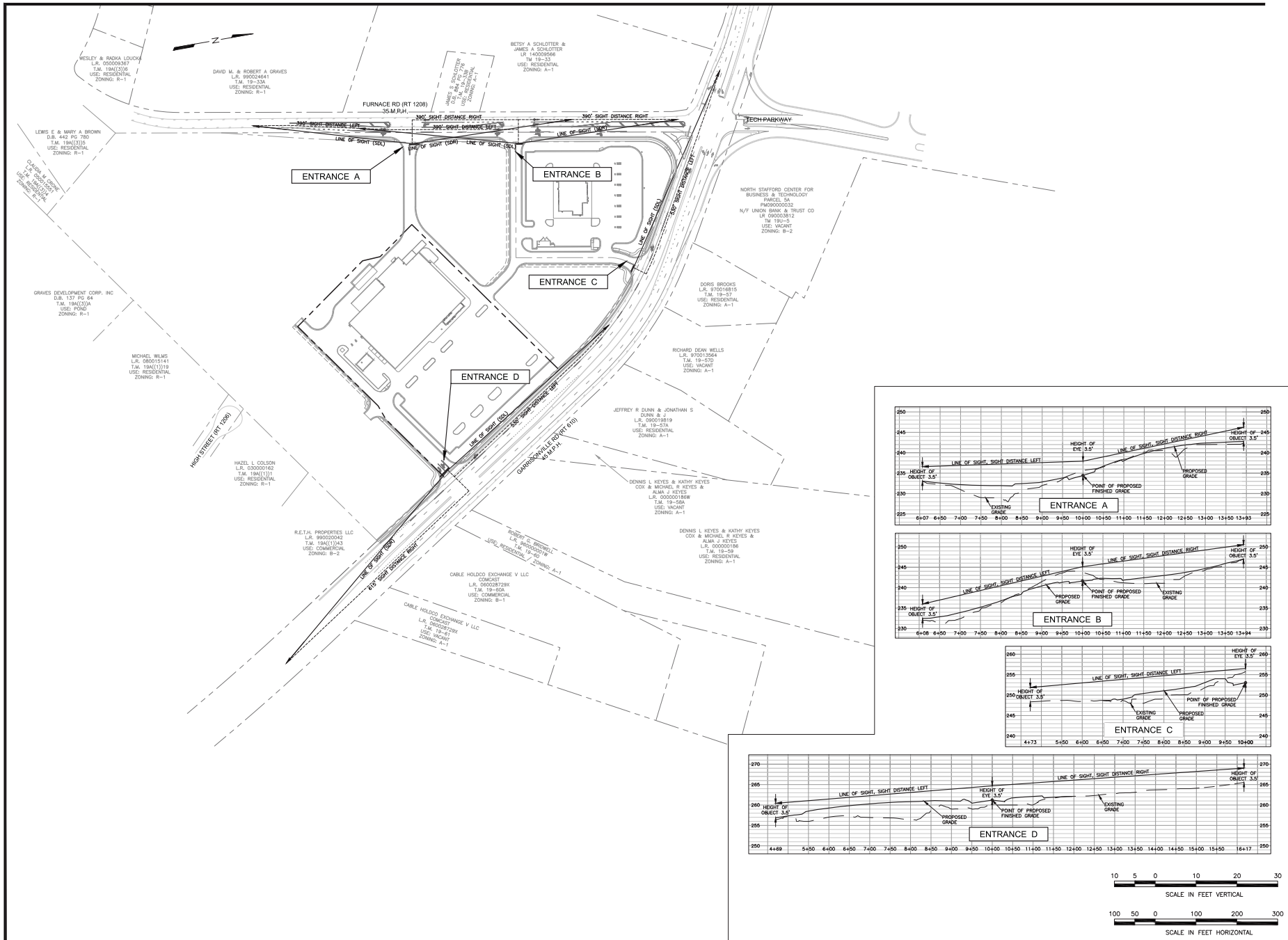
RETAIL FOOD STORE WITH DRIVE THROUGH
NORTH STAFFORD OFFICE COMPLEX
STAFFORD COUNTY, VIRGINIA

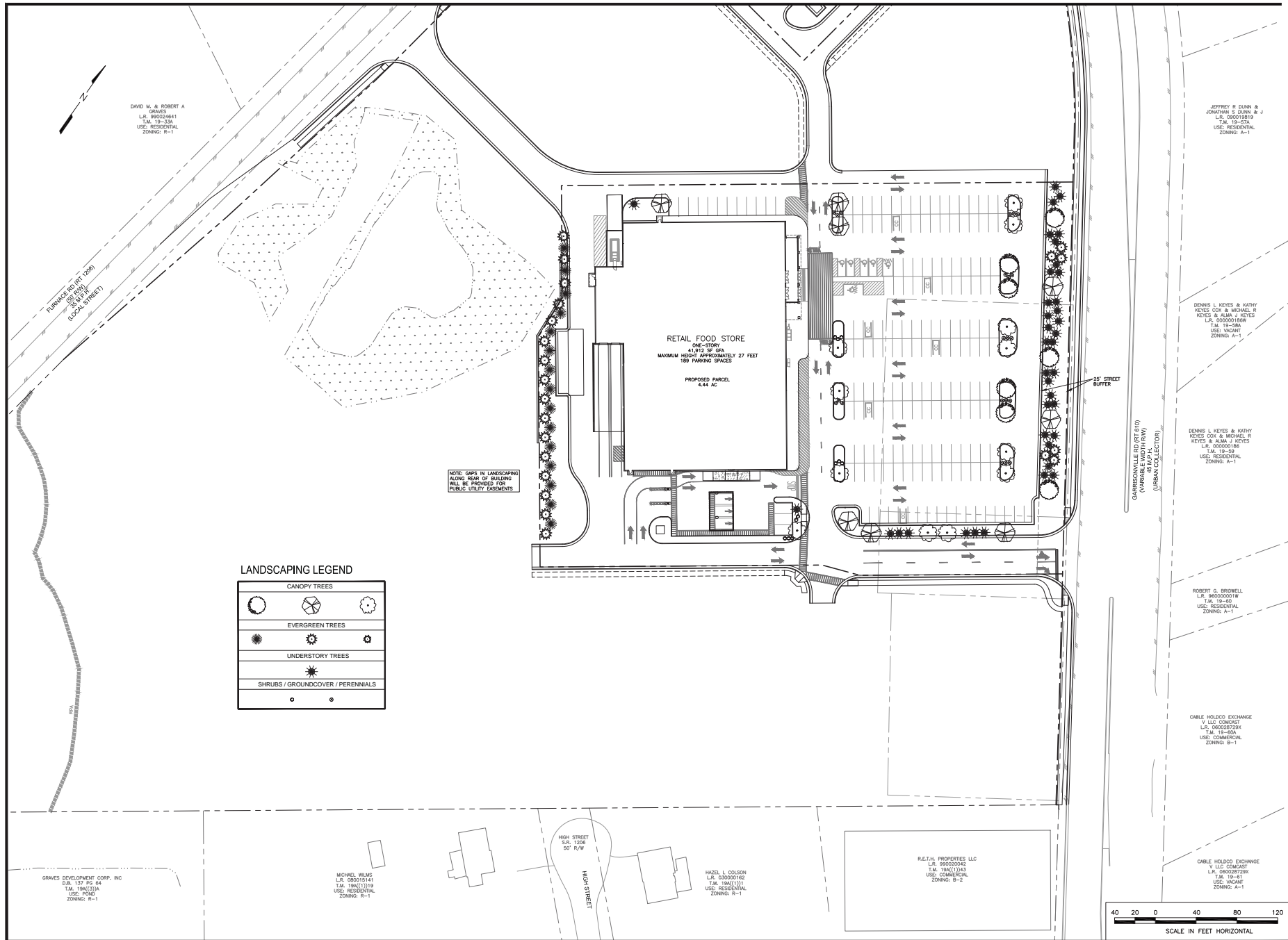


DATE : 05-19-14
DESIGNED: JDF
DRAWN : JRL/UKS
CHECKED : JDF

REVISIONS: 07-28-15
10-16-14
10-27-14
05-01-15
07-08-15

DOCUMENT NO.
1-1155.1
3 SHEET
OF 4





Fairbanks & Franklin
Civil Engineering
Land Planning
1005 Mahone Street
Fredericksburg, VA 22401
(540) 899-3700

LANDSCAPING PLAN

**RETAIL FOOD STORE WITH DRIVE THROUGH
NORTH STAFFORD OFFICE COMPLEX
STAFFORD COUNTY, VIRGINIA**



DATE : 08-12-14
DESIGNED: JDF
DRAWN : JRL/JS
CHECKED : JDF

REVISIONS: 07-28-15
10-16-14
10-27-14
05-01-15
07-08-15

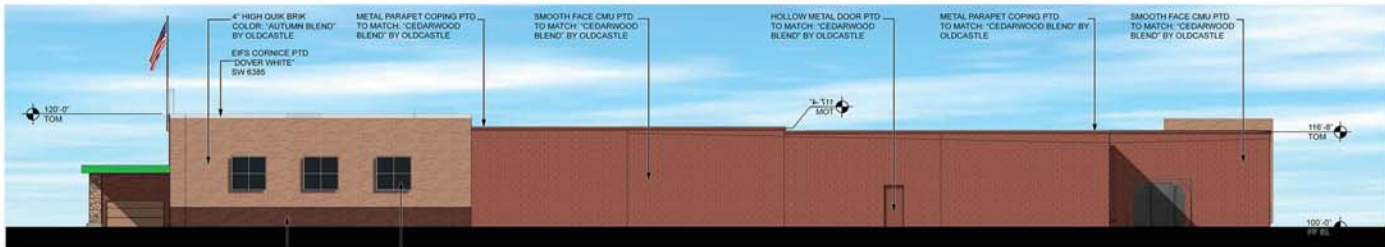
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4 SHEET
OF 4



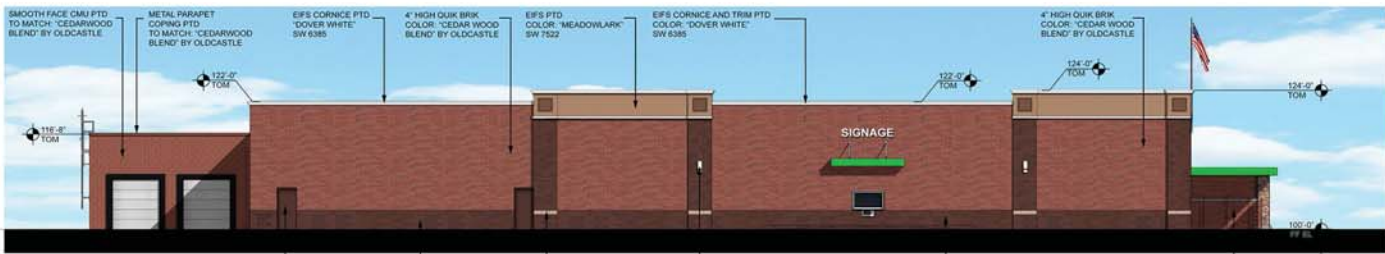
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



8" HIGH QUIK BRK COLOR: 'MARIUS BLEND' BY OLDCASTLE



4" HIGH QUIK BRK COLOR: 'CEDARWOOD BLEND' BY OLDCASTLE



4" HIGH QUIK BRK COLOR: 'AUTUMN BLEND' BY OLDCASTLE



8" SPLIT FACE CMU INTEGRALLY COLORED COLOR: 'LIGHT KHAKI' BY OLDCASTLE



EFS PAINT AND SMOOTH FACE CMU COLOR: 'COBBLE BROWN' SW 6032



SMOOTH FACE CMU PAINT COLOR: 'MEADOWLARK' SW 7322



CANOPY PAINT COLOR: GREEN



CORNICE PAINT COLOR: 'DOVER WHITE' SW 6385



PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the day of , 2015:

MEMBERS:

- Gary F. Snellings, Chairman
- Laura A. Sellers, Vice Chairman
- Meg Bohmke
- Jack R. Cavalier
- Paul V. Milde III
- Cord A. Sterling
- Robert “Bob” Thomas, Jr.

VOTE:

On motion of , seconded by , which carried by a vote of to , the following was adopted:

A RESOLUTION TO APPROVE A CONDITIONAL USE PERMIT PURSUANT TO APPLICATION CUP14150319 TO ALLOW A DRIVE-THROUGH FACILITY IN THE HC, HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT, ON A PORTION OF ASSESSOR’S PARCEL 19-31A, WITHIN THE ROCK HILL ELECTION DISTRICT

WHEREAS, Furn 610, LLC, applicant, submitted application CUP14150319 requesting a conditional use permit (CUP) to allow a drive-through facility in an HC, Highway Corridor Overlay, Zoning District, on a portion of Assessor’s Parcels 19-31A, within the Rock Hill Election District; and

WHEREAS, the application was submitted pursuant to Stafford County Code Sec. 28-35, Table 3.1, which permits this use in a HC, Highway Corridor Overlay, Zoning District, after the board issues a CUP; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that the request meets the standards of the Zoning Ordinance for issuance of a CUP;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the day of , 2015, that a conditional use permit (CUP), pursuant to application CUP14150319, be and it hereby is approved with the following conditions:

1. The CUP shall be limited to one (1) drive-through facility for a pharmacy within the HC, Highway Corridor Overlay District, on a portion of Assessor's Parcel 19-31A, within the Rock Hill District.
2. All drive-through lanes shall be oriented to minimize headlight glare onto state-maintained roadways, and sited in the location identified on the GDP, dated 5/19/14, as last revised 7/28/15, prepared by Fairbanks & Franklin, entitled "Retail Food Store with Drive-Through" (GDP).
3. Stacking lanes for drive-through facilities shall be designed so as to not impede traffic circulation.
4. All drive-through canopies shall be of coordinated color and materials so as to match the primary structure on-site.
5. Any canopy lighting shall be recessed within the canopy.
6. No carnival style signs, banners, lights, balloons, or windsocks shall be utilized on the property, except on a strictly temporary basis for the grand opening of a business, and shall be removed promptly following the grand opening. The use of temporary and portable electronic, variable message signs, and flashing signs shall be prohibited at all times.
7. The building facades shall be designed in conformance with the building elevations entitled, "Stafford (Furnace Rd) #6936," prepared by Perkowitz + Ruth Architects, dated 8/3/15.
8. A double row of evergreen trees shall be installed to screen all loading areas along the southwest side of the subject parcel.
9. Conduits for a future traffic signal at the Garrisonville Road entrance, into the property, shall be installed as part of the associated transportation improvements.
10. This CUP may be revoked or conditions modified for violations of these conditions or any applicable federal, state or County Code, law, ordinance, or regulation, after the applicant is notified in writing by the County of the violation(s) and the applicant is given a reasonable opportunity to correct the violation(s).

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the day of , 2015:

MEMBERS:

- Gary F. Snellings, Chairman
- Laura A. Sellers, Vice Chairman
- Meg Bohmke
- Jack R. Cavalier
- Paul V. Milde III
- Cord A. Sterling
- Robert “Bob” Thomas, Jr.

VOTE:

On motion of , seconded by , which carried by a vote of to , the following was adopted:

A RESOLUTION TO DENY A CONDITIONAL USE PERMIT PURSUANT TO APPLICATION CUP14150319 TO ALLOW A DRIVE-THROUGH FACILITY IN A HC, HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT, ON A PORTION OF ASSESSOR’S PARCEL 19-31A, WITHIN THE ROCK HILL ELECTION DISTRICT

WHEREAS, Furn 610, LLC, applicant, submitted application CUP14150319 requesting a conditional use permit (CUP) to allow a drive-through facility in an HC, Highway Corridor Overlay, Zoning District, on a portion of Assessor’s Parcels 19-31A, in the Rock Hill Election District; and

WHEREAS, the application was submitted pursuant to Stafford County Code Sec. 28-35, Table 3.1, which permits this use in a HC, Highway Corridor Overlay, Zoning District, after the Board issues a CUP; and

WHEREAS, the Board carefully considered the recommendation of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that the request does not meet the standards of the Zoning Ordinance for issuance of a CUP;

WHEREAS, the Board has considered the criteria in Stafford County Code Sec. 28-185 (d) and finds that this request does not meet the standards of issuance for a CUP;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the day of , 2015, that a conditional use permit, pursuant to application CUP14150319, be and it hereby is denied.

AJR:JAH:mz