

### Board of Supervisors

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

Anthony J. Romanello, ICMA-CM  
County Administrator

September 23, 2015

MEMORANDUM TO: Stafford County Planning Commission

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

SUBJECT: ***RC15150707; Reclassification (Proffer Amendment)***  
***RC15150708; Reclassification***  
***CUP15150709; Conditional Use Permit***  
***Celebrate Virginia North Multi-family Community***

The Celebrate Virginia North Multi-family Community project includes the following three applications: (1) an amendment to proffered conditions on Assessor's Parcel 44W-2B, zoned RBC, Recreational Business Campus Zoning District, to modify the development conditions of a multi-family residential community; (2) a reclassification from the M-2, Heavy Industrial Zoning District to the RBC, Recreational Business Campus Zoning District, to allow a multi-family residential community on Assessor's Parcel 44W-2A; and (3) a Conditional Use Permit (CUP) to allow multi-family dwellings in the RBC, Recreational Business Campus Zoning District, located on Assessor's Parcels 44W-2A and 44W-2B. In combination, the applications would permit a 278 unit multi-family residential development.

A public hearing on the application was conducted on September 9, 2015. The Commission deferred the application to this meeting to obtain additional information on the following questions and requests.

### REQUESTS DIRECTED TO THE APPLICANT:

Provide the marketing strategy for the comparison developments to the proposed project. The two comparison Projects include Waterford at the Park "Waterford" in Huntersville, N.C. (outside Charlotte, NC) and Seasons at Celebrate Virginia located in the City of Fredericksburg (referenced in the Commission meeting as the Havens, the original name which has since changed).

*Attachment 1 includes the marketing strategy for the Waterford apartments. The Applicant stated the comprehensive strategy includes in-person outreach with regional employers (gift baskets, gift cards, etc.), social media marketing, hosting chamber events, and participation in local festivals.*

*The applicant was unable to get this information for Seasons as they do not own the property. Staff was also unable to obtain this information.*



REQUESTS DIRECTED TO STAFF:

Please provide demographic and community amenity information on the comparison projects.

Waterford

Total Units: 226 (82 - 1 BR units; 123 - 2 BR units; and 21 - 3 BR units).

Total Residents: 328

Age Ranges:

0-4 years old: 3

5-17 (school age): 9

18-29: 121

30-39: 83

40-49: 42

50-59: 50

60-69: 19

70+: 1

General List of Amenities (Brochure included in Attachment 2):

- Hotel Style Apartment Living...
- Our brand new 8,500 square foot Clubhouse in our Pinnacle Building will include...
- Salt Water Pool with Beach Entry, Waterside Lounge & Gourmet Grilling Areas
- Poolside Entertainment Area with Fireplaces and Televisions
- Extensive Weight Training Room, Cardio Room & Cross Training Studio
- Connected to 6 Miles of The Park Walking and Jogging Path System
- Cyber Lounge with Docking Stations and Wi-Fi hotspots
- Executive Board Room & Library
- Media Lounge with Televisions & Gaming Area and a Designated Billiards Room
- Coffee Bar & DAILY Continental Breakfast
- Weekly Resident Events, Weekly Social Clubs & Pegasus Perks

Seasons

Total Units: 483 (249 - 1 BR units; 208 - 2 BR units; and 26 - 3 BR units).

Total residents and age ranges were not made available.

Students: 34 (0.07 students per unit) \*\*City of Fredericksburg Planning Department

General List of Amenities (More info available online - <http://seasonscelebrate.maac.com/>):

- Detached rentable garages
- Car wash bay
- Large sparkling saline pool with a sundeck
- Lodge-style clubhouse with internet cafe area & solar panels
- Controlled access gates
- Gas grill picnic area near pool
- Outdoor fireplace and cabana
- Community Theater
- Business Center
- Fitness/Cardio Center with 24 hour access
- National Home Builders Association Certified "Green"

- *Gas fireplace in lodge*
- *Reserved parking*
- *Wireless offered at pool area*
- *A second courtyard featuring outdoor garden swings and a grill*

ADDITIONAL COMMENTS:

Subsequent to the meeting, the applicant discussed additional condition modifications with staff. The applicant initially proposed incorporating the following interior feature standards as a condition:

*The following features shall be incorporated into the individual dwelling units as part of the initial construction:*

- *Ceiling heights within each unit shall be 9 feet on the first floor and 10 feet on the second and third floors.*
- *All units shall have 8-foot high entry doors.*
- *Each unit shall include at least one 42 inch soaking tub.*
- *Kitchens shall include quartz countertops, built-in pantries, and stainless steel appliances.*

As staff noted during the meeting, these types of conditions would be difficult to enforce and staff does not recommend they be included in the resolution. Individual zoning inspections would be required for each unit in the apartment complex.

In addition, the Applicant suggested deleting Condition 18, requiring storage closets or lockers as they do not intend to have storage lockers for the units. Staff notes that this condition was a carry-over from the original proposal as law enforcement trainee housing. Staff also notes that attached and detached garages will be part of the project, which will offer storage space. In total, the applicant notes the garages will serve over 50 percent of the units. Resolution R15-328 in Attachment 5 reflects this change.

The following attachments are included for reference:

- *Attachment 3: Ordinance O15-37, proffer statement, and Resolution R15-326 (Zoning Reclassification - Proffer Amendment).*
- *Attachment 4: Ordinance O15-38, proffer statement, and Resolution R15-327 (Zoning Reclassification).*
- *Attachment 5: Resolutions R15-328 and R15-329 (Conditional Use Permit).*

The time limit for the Planning Commission to make a recommendation is December 8, 2015 for all the applications.

JAH:mz

Attachments (5)



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## Marketing Plan

**PEGASUS**  
RESIDENTIAL

## **Marketing Schedule**

### **1. Daily Marketing Strategies**

- Preferred Employer Program will be our biggest out-reach marketing strategy to include possible Preferred Employer Discounts and waived application fee.
- A "Waterford" blue banner with white writing on the building facing the road will replace the current one that blends in with the building. \$270-\$370
- Creative mini-models to highlight features of the apartment homes, especially focusing on the bathrooms and our recently available floor plans. \$300-\$500
- Once in the clubhouse at the end of July, continental breakfast, newspapers and concierge services will begin. Waterford branded items will be available for residents to take to their friends and co-workers.
- Social Media Daily Focus - residents, prospects, and fans will be up to date on anything and everything on the Waterford Facebook page. This will serve as the resident newsletter.
- A strong focus on reputation management - we are going to let the prospects and residents help us market. We will encourage them to comment about their experience with us on Yelp, google+, and ApartmentRating.com.
- We will offer specials for residents and prospects on Foursquare to encourage check-ins and add to our social presence. These promotions could be as little as a \$5 Starbucks Gift card for visiting and checking in. Every time someone checks-in at Waterford, all of their followers will see our community come up.
- A minimum of ten local businesses will be visited per day. This activity will be sent weekly to the management team. These businesses will also be encouraged to participate in the Pegasus Perks program, another benefit to a Waterford resident. \$marketing dollars
- Craigslist will be utilized in not only in the Huntersville Market, but daily in the northern states to capture the transient "snow bird" retirement population. \$free
- There will be a new focus on obtaining mailing addresses from prospects and mail a thank you card after touring as part of a new follow up protocol. 250 for \$35
- Rack cards will be printed to use at the Chamber of Commerce for area newcomers and at local businesses that allow us to promote Waterford. \$70 for 500
- Business card size marketing materials with pictures and a special will be created and ordered for stuffing apartment guides, marketing goodie bags, car tagging etc. \$40 for 1000
- Magnetic car decals will be ordered to enable more exposure as we are marketing, out to lunch, etc. \$15 each

### **2. Weekly Marketing Strategies**

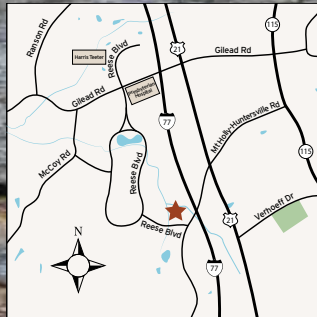
- Two visitation days will be assigned for corporate outreach to deliver treats and folders compiled with a brochure, price list, and a flyer designed with our current marketing theme and incentives.
- Resident of the week program to implement and every week a resident will be will visit at work with a gift basket full of promotional items for residents to share with their co-workers. This resident will also be featured on the property Facebook page. We will target residents that live at our preferred employers.
- Market surveys will be completed weekly to monitor the current specials that may be changing in the sub-market.
- Large employers in our area will receive weekly gifts (Sherrie's Berries, Cookie Bouquets, etc.) followed up by literature to be given to future and current employees via mail.
- We will strengthen our partnerships with our competitors.... We will be visiting them with goodies and some brochures in exchange for theirs. If they send us someone and they lease, we will buy lunch for their office.

### **3. Monthly Marketing Strategies-Beginning in July**

- Monthly print ads reviewed and refreshed to increase traffic.
- Use press release in new advertising opportunities
- Direct mailers will be distributed to select sub-market competitors. Vista print has lists available including postage and postcards for [\\$144 for 250](#) or [\\$266 for 500](#)
- Participation in monthly local festivals where Waterford will have a table and give out prizes, marketing pieces and discuss our community.
- Host Chamber and other events in the clubhouse monthly to promote the community.
- Utilize the lead mail program in July that sends email blasts to traffic interested in moving to a Huntersville community.
- Pricing out shopping cart advertising to create exposure in our local area; Try for 3 months



11920 Joleen Court | Huntersville, NC 28078  
704.727.0318 p | 704.727.0319 f | waterford-park.com



A SILVER COLLECTION 



Sumptuous Apartment Living



“Simplicity is the Ultimate Sophistication”  
—Leonardo da Vinci

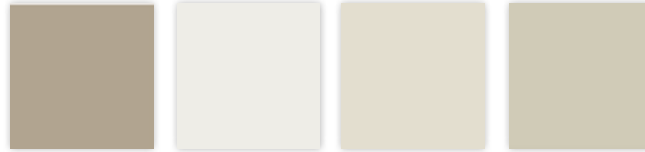
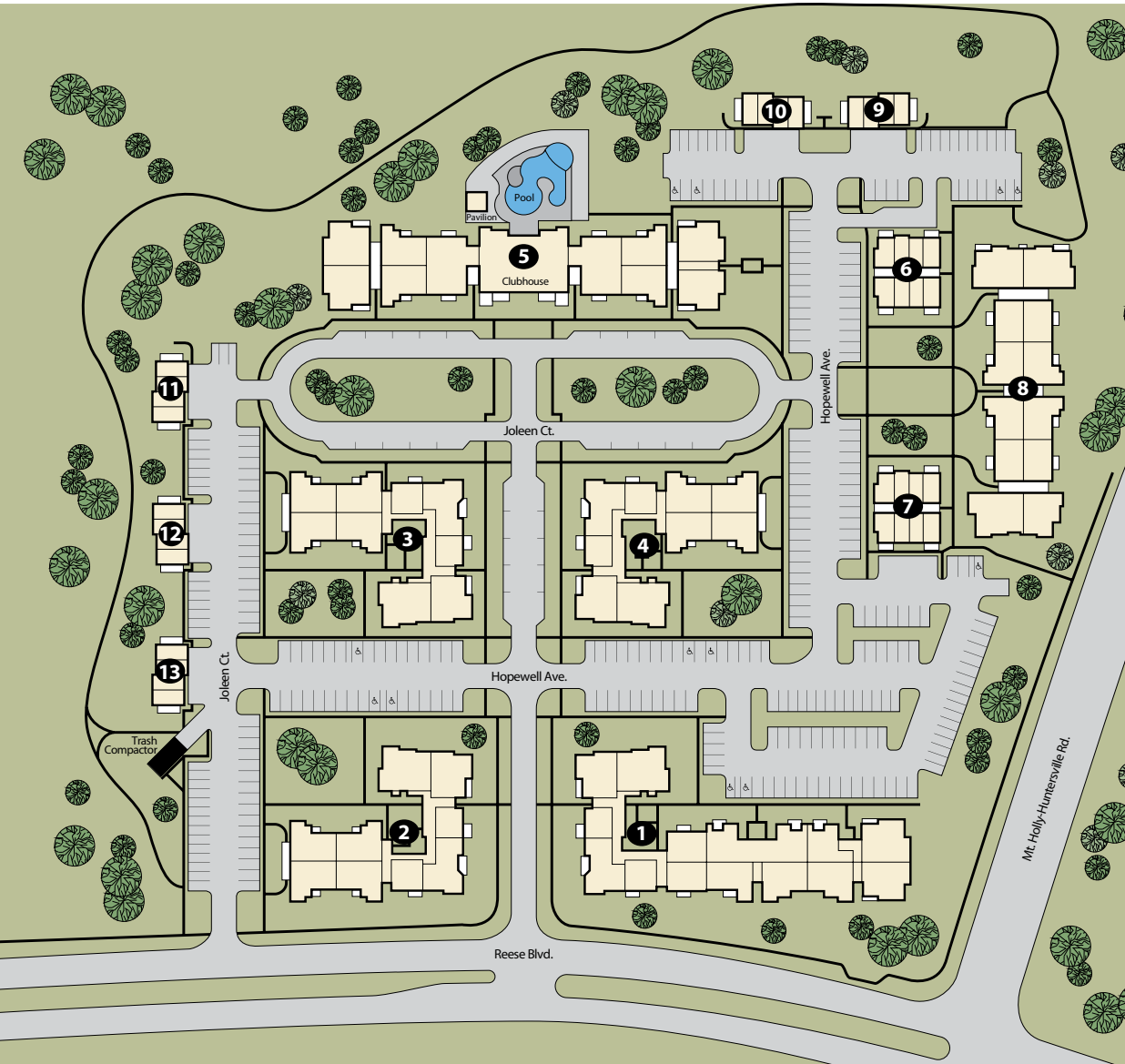


5 star resort features:

- 1,2 and 3 bedroom apartments and townhomes
- Refreshing saltwater pool with waterside lounge and beach entry
- Outdoor entertainment area with fireplace and television
- Gourmet grilling area
- WiFi cyber lounge featuring computers, tablets, laptop stations and lounging area
- Resident library and conference room
- Sports/media lounge with multiple televisions
- Extensive cardio and strength training center with high impact studio
- Located within The Park development and connected to 6 miles of biking and jogging trails
- 8,000+ square foot clubhouse
- Attached garages available
- Furnished corporate apartments available







### Designer Appointments

- Screened porches with ceiling fans
- Rainfall shower heads
- Quartz countertops
- Custom tile backsplashes
- Stainless appliances
- Pendant lighting
- 42" upper cabinets
- Custom kitchen hardware
- Wood LTV flooring throughout the living, kitchen and dining areas
- Designer carpeted bedrooms
- Custom created lighting and hardware packages
- Raised bathroom vanities with 3 drawer stack
- Custom linen cabinets up top





**A1**  
**One Bedroom**  
one bath



**A3**  
**One Bedroom**  
one bath



**B1**  
**Two Bedroom**  
two bath



**B2**  
**Two Bedroom**  
two bath



**C1**  
**Three Bedroom**  
two bath



**CH1**  
**Two Bedroom**  
two bath



O15-37

PROPOSED

BOARD OF SUPERVISORS  
COUNTY OF STAFFORD  
STAFFORD, VIRGINIA

ORDINANCE

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

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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     , the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING THE PROFFERED CONDITIONS ON ASSESSOR'S PARCEL 44W-2B ZONED RBC, RECREATIONAL BUSINESS CAMPUS ZONING DISTRICT, WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, Silver Companies, applicant, submitted application RC15150707 requesting an amendment to proffered conditions on Assessor's Parcel 44W-2B, zoned RBC, Recreational Business Campus, within the Hartwood Election District; 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 determined that the requested zoning is compatible with the surrounding land uses and zoning; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice require adoption of an ordinance to reclassify the subject property;

**Proffer Statement**  
Celebrate Virginia North, Parcel 44W-2B

Owner: CVNCC Properties, LLC  
1201 Central Park Boulevard  
Fredericksburg, VA 22401

Project Name: Celebrate Virginia North

Date: August 17, 2015

Rezoning case  
file number:

Tax Map Numbers: 44W-2B

The Applicant, on behalf of Owner, its successors and assigns, hereby agrees that the development of the Property will be in substantial conformance with the following proffered conditions (the "Proffers"). These Proffers are the only conditions offered in this rezoning application, and any prior Proffers on the Property are hereby superseded by these proffers and all previous proffers on the Property are hereby void and of no further force and effect.

Whereas, CVNCC Properties, LLC (the "Owner") has applied for a proffer amendment for R14-274, Assessor's Parcel 44W-2A, the Owner hereby proffers to Stafford County (the "County") that the use and development of the Property shall be in substantial conformance with the following conditions. In the event this proffer statement is not approved as applied for by the Owners the below described proffers shall be withdrawn and are automatically null and void and of no further force and effect.

1. The applicant agrees to pay the County the following sums for each multi-family unit constructed on the Property prior to occupancy of each unit:

1 bedroom unit	\$428.00
2 bedroom unit	\$7,811.00
3 bedroom unit	\$12,635.00

The per unit payment shall, until paid, be subject to annual increases, with notice to the Applicant, to be calculated on a

yearly basis commencing one year after the date of approval of this proffer amendment. Such increases shall be calculated by multiplication of the Marshall Swift Index for the current year by the original per unit cash proffer amount.

- 2. Owner acknowledges that the proposed multi-family units are subject to a transportation impact fee pursuant to County Code Section 13.5-5, Road Impact Fee Schedule.

CVNCC Properties, LLC

By: Silver Capital Advisors, LLC, its  
Manager

By: \_\_\_\_\_  
Larry D. Silver, CEO/  
President/Manager

STATE OF FLORIDA  
COUNTY OF PALM BEACH, to wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Larry D. Silver, who is personally known to me and whose name as CEO/President/Manager of Silver Capital Advisors, LLC, has personally acknowledged the same before me in my aforesaid jurisdiction for the corporation.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

O15-37  
Page 2

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the        day of        , 2015, that the Stafford County Zoning Ordinance be and it hereby is amended and reordained by amending the proffered conditions on Assessor's Parcel 44W-2B zoned RBC, Recreational Business Campus Zoning District, as specified in the final proffer statement entitled, "Proffer Statement, Celebrate Virginia North, Parcel 44W-2B" dated August 17, 2015.

AJR:JAH:mz



R15-326

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., Administration 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     , the following was adopted:

A RESOLUTION TO DENY AN APPLICATION TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING THE PROFFERED CONDITIONS ON ASSESSOR’S PARCEL 44W-2B ZONED RBC, RECREATIONAL BUSINESS CAMPUS ZONING DISTRICT, WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, Silver Companies, applicant, submitted application RC15150707 requesting an amendment to proffered conditions on Assessor’s Parcel 44W-2B, zoned RBC, Recreational Business Campus, within the Hartwood Election District; 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 has considered the criteria in Stafford County Code Sec. 28-206 and finds that the requested zoning is incompatible with the surrounding land uses and zoning;

WHEREAS, the Board determined that the requested zoning is incompatible with the surrounding land uses and zoning;

R15-326  
Page 2

WHEREAS, the Board has considered the criteria in Stafford County Code Sec. 28-206 and finds that this request does not meet the standards of the Zoning Ordinance for a zoning amendment;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the     day of     , 2015, that application RC15150707 be and it hereby is denied.

AJR:JAH:mz

O15-38

PROPOSED

BOARD OF SUPERVISORS  
COUNTY OF STAFFORD  
STAFFORD, VIRGINIA

ORDINANCE

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration 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      , the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE AND ZONING MAP BY RECLASSIFYING FROM M-2, HEAVY INDUSTRIAL ZONING DISTRICT, TO RBC, RECREATIONAL BUSINESS CAMPUS ZONING DISTRICT, ASSESSOR’S PARCEL 44W-2A, WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, Silver Companies, applicant, submitted application RC15150708 requesting a reclassification from M-2, Heavy Industrial Zoning District, to RBC, Recreational Business Campus Zoning District, on Assessor's Parcel 44W-2A, consisting of 14.73 acres, located within the Hartwood Election District; and

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

WHEREAS, the Board determined that the requested reclassification is compatible with the surrounding land uses and zoning; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice require adoption of an Ordinance to reclassify the subject property;

O15-38  
Page 2

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the        day of        , 2015, that the Zoning Map and Zoning Ordinance for Stafford County be and it hereby is amended and reordained by reclassifying from M-2, Heavy Industrial Zoning District to RBC, Recreational Business Campus Zoning District, Assessor's Parcel 44W-2A, consisting of 14.73 acres, as depicted on the plat prepared by D & D Surveyors, Inc., dated July 14, 2010, with proffers entitled, "Proffer Statement – Celebrate Virginia North, Portions of Parcel 44W-2A," dated August 17, 2015.

AJR:JAH:mz

**Proffer Statement**  
Celebrate Virginia North, Portions of Parcel 44W-2A

Owner: CVNCC Properties, LLC  
1201 Central Park Boulevard  
Fredericksburg, VA 22401

Project Name: Celebrate Virginia North

Date: August 17, 2015

Rezoning case  
file number:

Tax Map Numbers: 44W-2A

The Applicant, on behalf of Owner, its successors and assigns, hereby agrees that the development of the Property will be in substantial conformance with the following proffered conditions (the "Proffers"). These Proffers are the only conditions offered in this rezoning application, and any prior Proffers on the Property are hereby superseded by these proffers and all previous proffers on the Property are hereby void and of no further force and effect.

Whereas, CVNCC Properties, LLC (the "Owner") has applied for a rezoning for the portions of Assessor's Parcel 44W-2A, shown as "Area Being Rezoned M-2 to RBC", on Sheet 4 of 8 of the "Generalized Development Plan at Celebrate Virginia North for RBC Rezoning", dated August 14, 2015 (the "GDP"), the Owner hereby proffers to Stafford County (the "County") that the use and development of the Property shall be in substantial conformance with the following conditions. In the event this proffer statement is not approved as applied for by the Owners the below described proffers shall be withdrawn and are automatically null and void and of no further force and effect.

1. The applicant agrees to pay the County the following sums for each multi-family unit constructed on the Property prior to occupancy of each unit:

1 bedroom unit	\$428.00
2 bedroom unit	\$7,811.00
3 bedroom unit	\$12,635.00

The per unit payment shall, until paid, be subject to annual increases, with notice to the Applicant, to be calculated on a yearly basis commencing one year after the date of approval of this proffer amendment. Such increases shall be calculated by multiplication of the Marshall Swift Index for the current year by the original per unit cash proffer amount.

2. Owner acknowledges that the proposed multi-family units are subject to a transportation impact fee pursuant to County Code Section 13.5-5, Road Impact Fee Schedule.

CVNCC Properties, LLC

By: Silver Capital Advisors, LLC, its  
Manager

By: \_\_\_\_\_  
Larry D. Silver, CEO/  
President/Manager

STATE OF FLORIDA  
COUNTY OF PALM BEACH, to wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Larry D. Silver, who is personally known to me and whose name as CEO/President/Manager of Silver Capital Advisors, LLC, has personally acknowledged the same before me in my aforesaid jurisdiction for the corporation.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

R15-327

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, Stafford County Administration 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      , the following was adopted:

A RESOLUTION TO DENY A REQUEST TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING MAP AND ZONING ORDINANCE BY RECLASSIFYING FROM M-2, HEAVY INDUSTRIAL ZONING DISTRICT, TO RBC, RECREATIONAL BUSINESS CAMPUS ZONING DISTRICT, ASSESSOR’S PARCEL 44W-2A, WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, Silver Companies, applicant, submitted application RC15150708 requesting a reclassification from M-2, Heavy Industrial Zoning District, to RBC, Recreational Business Campus Zoning District, on Assessor's Parcel 44W-2A, consisting of 14.73 acres, located within the Hartwood Election District; and

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

WHEREAS, the Board determined that the requested reclassification is incompatible with the surrounding land uses and zoning;

WHEREAS, the Board has considered the criteria in Stafford County Code Sec. 28-206 and finds that this request does not meet the standards of the Zoning Ordinance for a zoning amendment;

R15-327  
Page 2

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the     day of     , 2015, that application RC15150708 be and it hereby is denied.

AJR:JAH:mz



R15-328

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, Stafford County Administration 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 \_\_\_\_\_, the following was adopted:

A RESOLUTION TO APPROVE A CONDITIONAL USE PERMIT PURSUANT TO APPLICATION CUP15150709 TO ALLOW MULTI-FAMILY DWELLINGS WITHIN A RBC, RECREATIONAL BUSINESS CAMPUS ZONING DISTRICT, ON ASSESSOR'S PARCELS 44W-2A AND 44W-2B, WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, Silver Companies, applicant, submitted Application CUP15150709 requesting a conditional use permit (CUP) to allow Multi-family Dwellings in a RBC, Recreational Business Campus Zoning District, on Assessor's Parcels 44W-2A and 44W-2B, within the Hartwood Election District; and

WHEREAS, the application was submitted pursuant to County Code, Section 28-35, Table 3.1, which permits this use in a RBC, Recreational Business Campus Zoning District, after a CUP is issued by the Board; and

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

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

R15-328  
Page 2

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the        day of       , 2015, that a CUP pursuant to application CUP15150709 be and it hereby is approved with the following conditions:

1. This CUP is to allow multi-family dwellings within the RBC, Recreational Business Campus Zoning District, on Assessor's Parcels 44W-2A and 44W-2B (the Property).
2. Subject to adjustments for final engineering and to comply with the requirements of the applicable County Code and Ordinances, and Virginia Department of Transportation (VDOT) regulations and standards, development of the Property shall be in general conformance with the Generalized Development Plan entitled "Generalized Development Plan at Celebrate Virginia North for Multi-family Residential, Conditional Use Permit, Zoning Reclassification, and RBC Proffer Amendment" dated August 17, 2015 (the "GDP").
3. The maximum number of multi-family dwelling units on the Property shall not exceed 278.
4. Upon completion, the properties shall contain a total of no more than 10 percent three-bedroom apartment units and no less than 40 percent one-bedroom apartment units.
5. Prior to the issuance of an occupancy permit for any multi-family dwelling unit, the Owner shall extend and connect power to the existing light poles along the Celebrate Virginia Parkway bike trail adjacent to this site.
6. All building exteriors visible from Celebrate Virginia Parkway shall be a minimum of 30 percent brick or stone, excluding detached garages and accessory buildings. Stone material shall be Norstone® or similar stacked stone –appearing composite material.
7. Siding materials shall consist of fiber cement or similar composite material such as Hardiplank® or market equivalent. Aluminum, vinyl, or tin siding material shall be prohibited.
8. The following architectural elements shall be incorporated into the design and construction of the multi-family buildings, as illustrated in the "Celebrate Virginia North Building and Site Illustrations", dated August 17, 2015: varied roof planes; building corner features such as a staggered roof plane "tower"; ornamental soffit brackets on the street facing side; embellished gable roof line on the street facing side; craftsman style details including moldings, soffits, corner boards, rake boards, and fixtures; and balconies, step-out balconies, patios or stoops.

R15-328  
Page 3

9. The following recreational amenities shall be completed prior to the issuance of the occupancy permit for the 130<sup>th</sup> multi-family unit: a dog park; and a clubhouse at least 10,000 square feet in size with amenities including, but not limited to, a resort pool, dog spa, fitness center, sports bar and cyber-café.
10. The resort pool shall include the following features, as illustrated in Exhibit B in the “Celebrate Virginia North Building and Site Illustrations”, dated August 17, 2015: the pool deck shall include architectural cast stone paver system or or similar composite material system and shall not be black asphalt or stamped concrete; and an outdoor entertaining area including grills and refrigeration covered by a pavilion.
11. All trash receptacles shall be screened on three sides with a masonry wall of the same color and texture as the main buildings and be at least as high as the enclosed dumpster, utility boxes, or trash receptacles. The enclosure shall also incorporate a heavy wooden or vinyl gate; a chain link fence is prohibited.
12. One curb cut for a transit bus or school bus stop pull off shall be constructed along Celebrate Virginia Parkway in front of the multi-family dwelling complex prior to occupancy of the first unit. The Property owner shall install and maintain a shelter and bench for the bus stop.
13. The development sign, if constructed, shall be a monument style sign not to exceed 15 feet in height, shall be located at the main entrance road into the development, and shall be externally illuminated.
14. No less than 40 percent of the units shall include a garage integral to the dwelling buildings.
15. Bike racks shall be installed for each building. The location of the bike racks shall be in close proximity to the main entrance to each building and shall be oriented to not block sidewalks, parking spaces, or travelways.
16. If fencing is installed along Celebrate Virginia Parkway, fencing shall be made of decorative iron or, if a different material, shall be of similar appearance to a decorative iron fence. Chain-link fencing along Celebrate Virginia Parkway shall be prohibited.
17. Any gated vehicular entry system will incorporate an activator device for automatic opening for emergency vehicles.
- ~~18. A storage locker or storage closet shall be provided for each multi family dwelling unit that does not include an attached garage, in a location adjacent to or in a central location on the Property.~~

R15-328  
Page 4

- | ~~19~~18. Handicap accessible entrances shall be provided to 50 percent of all ground floor dwelling units.
- | ~~20~~19. Subject to approval by the Virginia Department of Transportation, the applicant shall construct a pedestrian cross-walk across Celebrate Virginia Parkway at the intersection of each access point into the subject property.
- | ~~21~~20. This CUP may be revoked or conditions amended by the Board for violation of these conditions or any applicable County, State, or federal law, regulation, ordinance, or requirement.

AJR:JAH:mz

R15-329

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, Stafford County Administration Center, Stafford, Virginia, on this 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 \_\_\_\_\_, the following was adopted:

A RESOLUTION TO DENY A CONDITIONAL USE PERMIT PURSUANT TO APPLICATION CUP15150709 TO ALLOW MULTI-FAMILY DWELLINGS IN A RBC, RECREATIONAL BUSINESS CAMPUS ZONING DISTRICT, ON ASSESSOR'S PARCELS 44W-2A AND 44W-2B, WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, Silver Companies submitted application CUP15150709 requesting a conditional use permit (CUP) to allow multi-family dwellings in a RBC, Recreational Business Campus Zoning District, on Assessor's Parcels 44W-2A and 44W-2B, within the Hartwood Election District; and

WHEREAS, the application was submitted pursuant to County Code, Section 28-35, Table 3.1, which permits this use in a RBC, Recreational Business Campus Zoning District, after a CUP is issued by the Board; and

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

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

R15-329  
Page 2

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors, on this the        day of        , 2015, that a CUP pursuant to application CUP15150709 be and it hereby is denied.

AJR:JAH:mz