STAFFORD Virginia

18

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	October 6, 2015
Title:	Consider a Request for a Conditional Use Permit to Allow a Drive-Through Facility within the HC, Highway Corridor Overlay Zoning District on a Portion of Tax Map Parcel No. 19-31A
Department:	Planning and Zoning
Staff Contact:	Jeffrey A. Harvey, Director
Board Committee/ Other BACC:	Planning Commission
Staff Recommendation:	Approval
Budget Impact:	N/A
Time Sensitivity:	See Background Report

ATTACHMENTS:

1.	Background Report	6.	Generalized Development Plan dtd 07/28/15
2.	Land Use Action Request	7.	Building Elevations, dtd 8/3/15
3.	Location Map	8.	Proposed Resolution R15-277
4.	PC Minutes dtd 08/26/15	9.	Proposed Resolution R15-278
5.	Application and Related Materials		

	Consent Agenda		**Other Business**		**Unfinished Business**
	Discussion		**Presentation**		**Work Session**
	New Business	X	**Public Hearing**		**Add-On**

REVIEW:

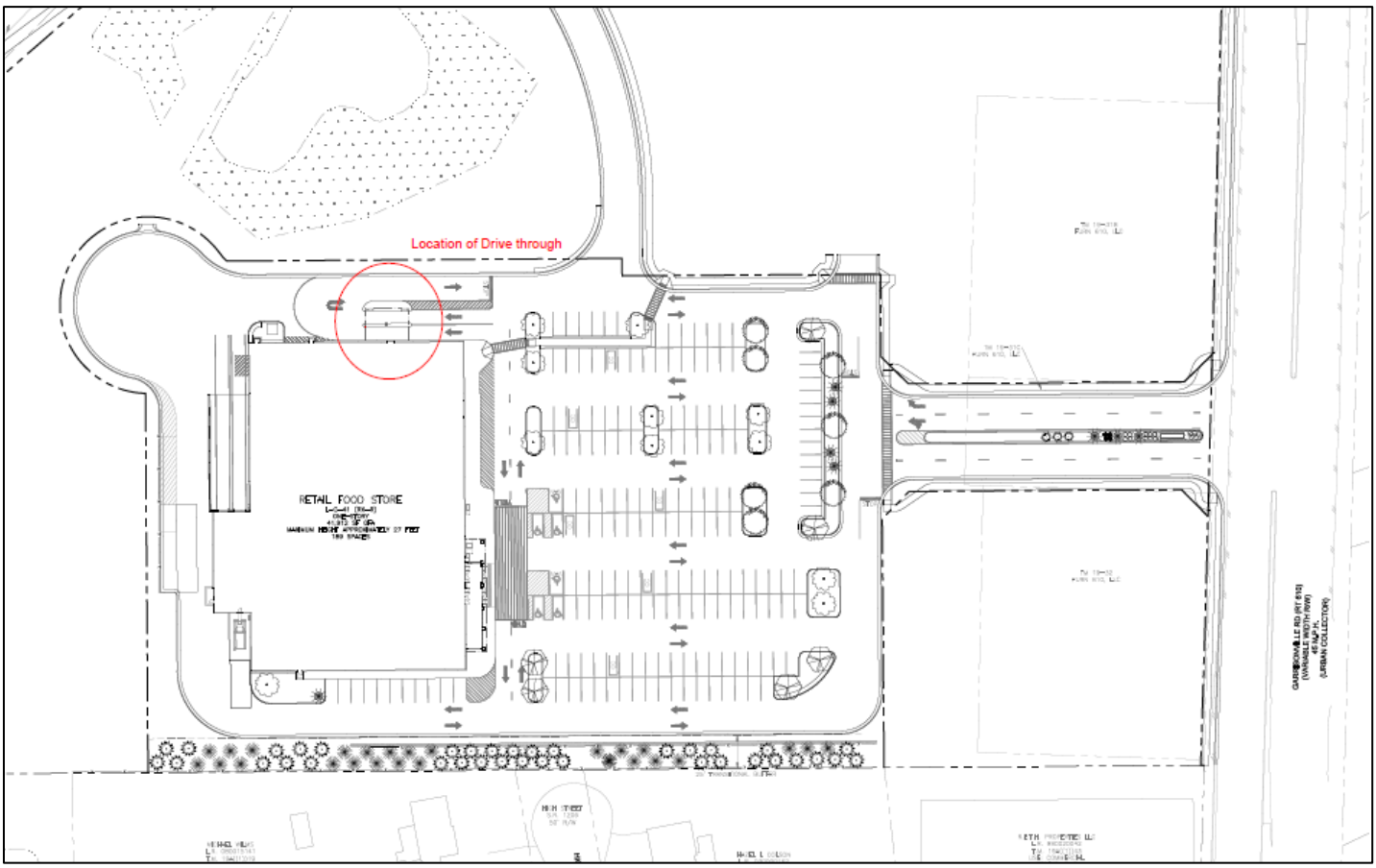
X	County Administrator	
X	County Attorney	

DISTRICT:	Rock Hill

Attachment 1
R15-277
R15-278

BACKGROUND REPORT

Furn 610, LLC (applicant) requested a conditional use permit (CUP) for a drive-through facility serving a proposed pharmacy within a retail food store within the HC, Highway Corridor Overlay Zoning District, on a portion of Tax Map Parcel No. 19-31A (Site). The project was originally proposed on an adjacent parcel.

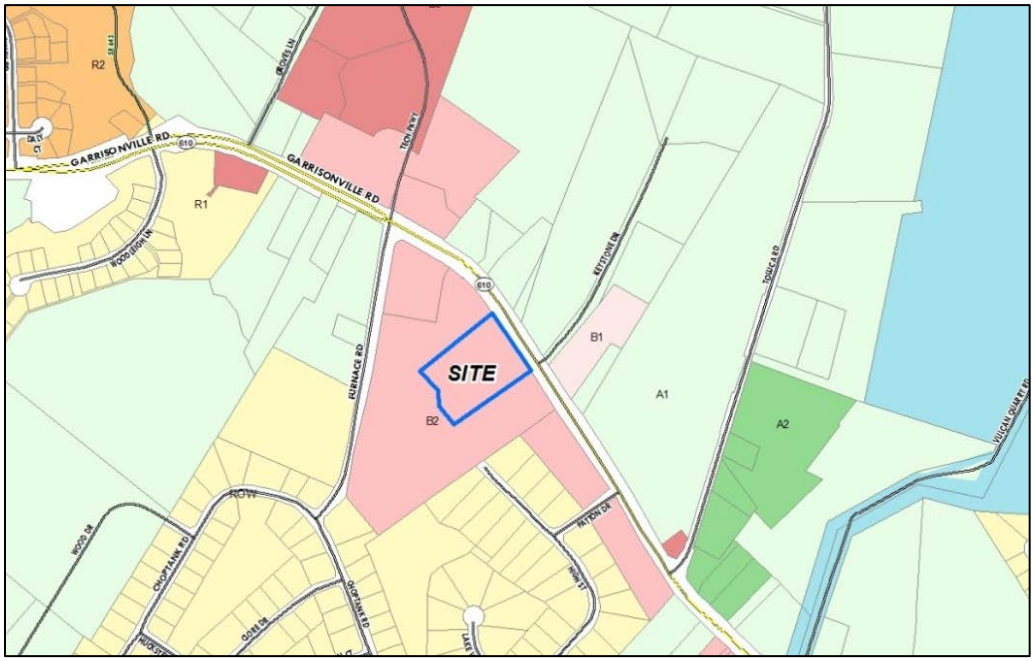


Original Generalized Development Plan – Superseded

Zoning History and Existing Conditions

In 2004, the North Stafford Office Complex (Property) was rezoned from A-1, Agricultural to B-2, Urban Commercial Zoning District, 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 Property is located on the south side of Garrisonville Road, 700 feet east of Furnace Road. Across Garrisonville Road from the Property is 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.



Zoning Map

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 Property 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.

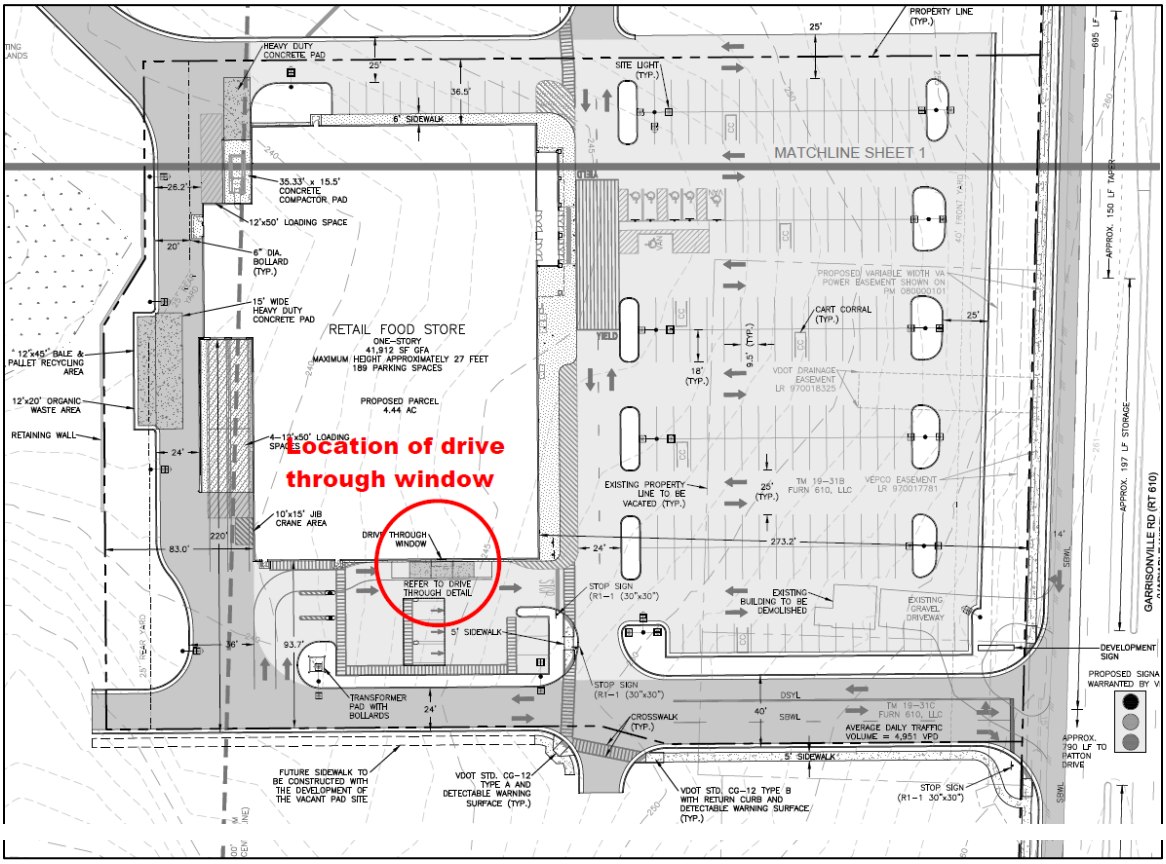
Aerial Map

The Planning Commission first held a public hearing at its meeting on October 22, 2014. 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 it to the west and north to front on Garrisonville Road. The relocation required a new public hearing with the Planning Commission, which was held at its meeting on August 26, 2015, and recommended approval by a vote of 7-0. Below is an image of the original Generalized Development Plan (GDP) for reference (Attachment 6).

A concurrent application (RC15150710) to amend proffered conditions on Tax Map Parcel Nos. 19-31A and 19-31D has been submitted to allow for the relocation of the building.

<u>Generalized Development Plan</u>

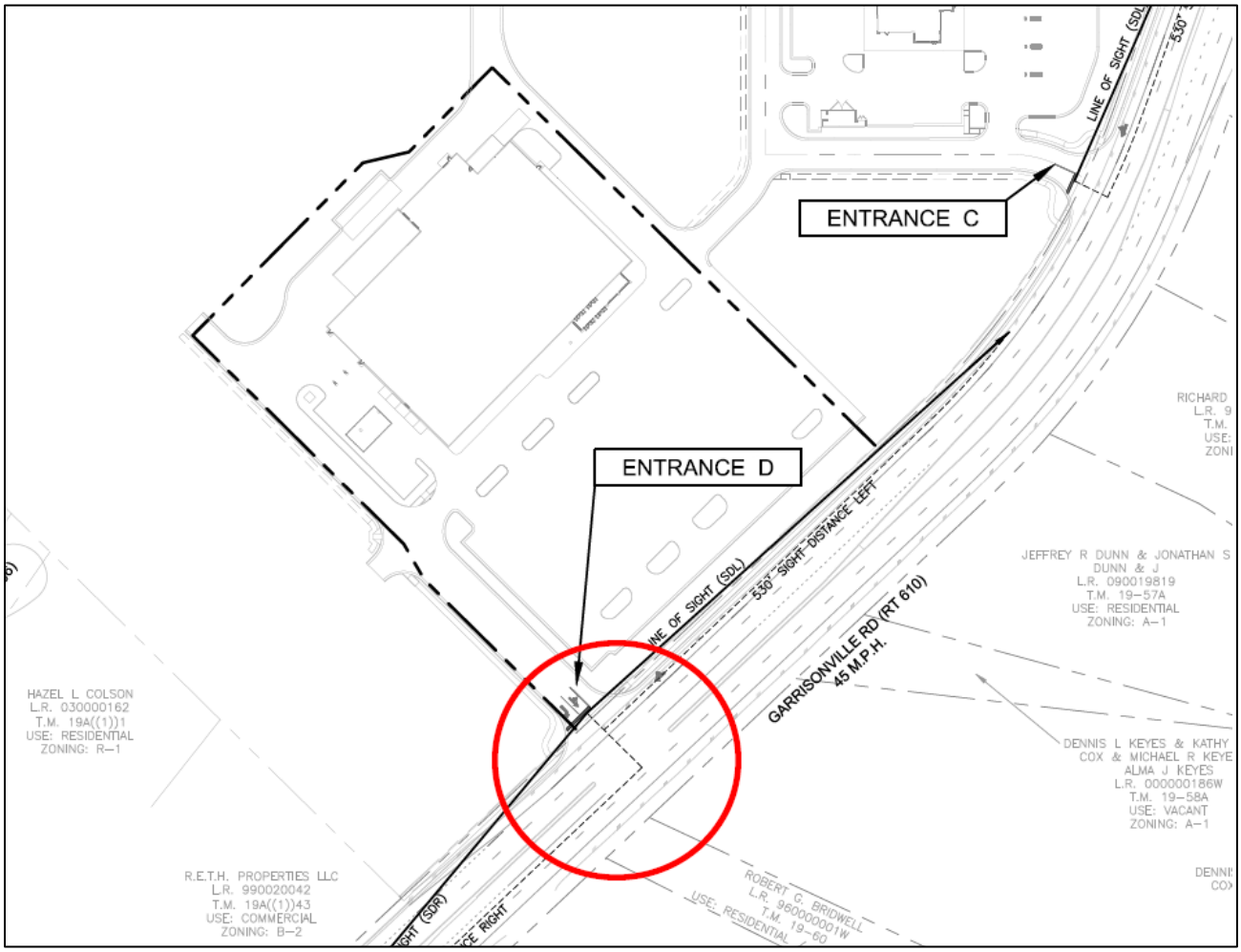
The new GDP depicts the proposed commercial development on the Site. The development will have two full service access points via an internal street network in the commercial complex— a signalized access point onto Garrisonville Road and an unsignalized access point onto Furnace Road. The GDP shows a 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 would be a grocery pick-up area with pass through lanes and three parking spaces.



Generalized Development Plan

Transportation Impacts

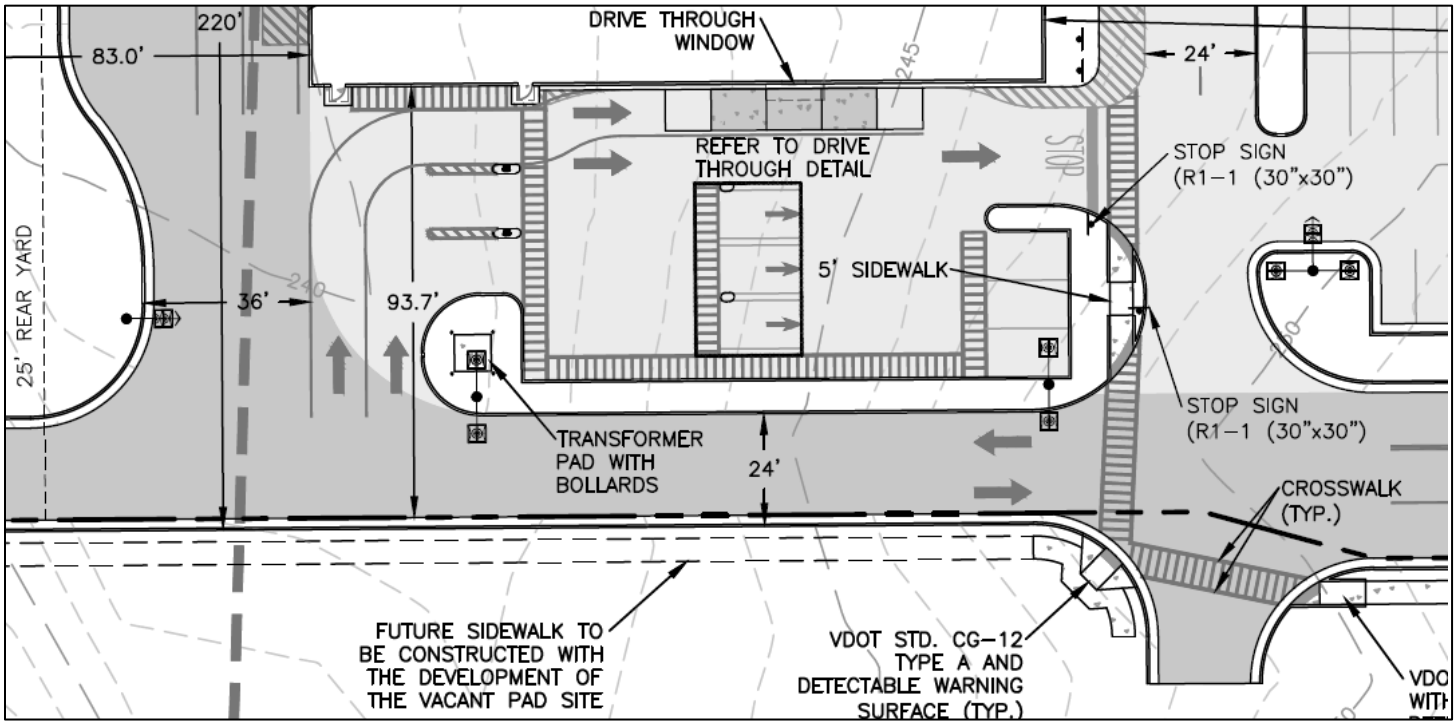
Although the drive-through facility did not trigger the need, the applicant prepared a Transportation Impact Analysis (TIA) to evaluate the overall impacts to the transportation network from the proposed retail food store and other uses proposed in the complex. The TIA findings show that most of the 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 highway corridor, maintains acceptable levels. The proffers associated with the Property 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 a 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 or on 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.

<u>Comprehensive Plan</u>

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 Property and not directly related to the drive-through facility on the Site, 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 Zoning District, all buildings must conform to the Neighborhood Development Standards (NDS) Plan, including the 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 hardiplank 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

Several conditions are proposed to help offset any potential impacts the drive-through facilities might have within the HC Overlay Zoning District. The proposed conditions are:

1. The CUP shall be limited to one (1) drive-through facility for a pharmacy within a retail food store, within the HC, Highway Corridor Overlay Zoning District, on a portion of Tax Map Parcel No. 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."

3. Stacking lanes for drive-through facility 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 Site.

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. The volume of any loud speakers (if installed) will be maintained so that they are not audible from adjacent residential properties.

11. As part of the transitional buffer, the applicant shall construct a solid privacy fence and plant a double-row of evergreen trees along the Property's boundary with residential lots fronting High Street prior to occupancy of the grocery store.

12. 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:

Sec. 28-185 of the Zoning Ordinance lists six (6) criteria to be considered at each public hearing for a CUP. A summary of each 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 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.*

<u>SUMMARY OF POSITIVE AND NEGATIVE FEATURES</u>:

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 proposed Resolution R15-277, with the proposed conditions, subject to the approval of the concurrent proffer amendment application (RC15150710).

At its meeting on August 26, 2015, the Planning Commission voted 7-0 to recommend approval of this application, with the conditions referenced in proposed Resolution R15-277.

Attachment 2
R15-277
R15-278

LAND USE ACTION REQUEST

BOARD OF SUPERVISORS

Date: October 6, 2015

[X] New [ ] Revised [ ] Unfinished

REQUEST: Consider a Request for a Conditional Use Permit to Allow a Drive-Through Facility for a pharmacy within a retail food store, within the HC, Highway Corridor Overlay Zoning District on a portion of Tax Map Parcel No. 19-31A

Conforms with Comprehensive Plan? [X] Yes [ ] No [ ] N/A

CONDITIONS: See Resolution R15-277

APPLICANT:

Name: Chris Hornung
Furn 610, LLC

Address: 1201 Central Park Boulevard
Fredericksburg, VA 22401

TAX STATUS: Paid Through November 2015

PLANNING COMMISSION RECOMMENDATION: Approve [X] Deny [ ]

At its meeting on August 26, 2015, the Planning Commission voted 7-0 to recommend approval of this application, with the conditions referenced in proposed Resolution R15-277.

TIMING:

Application Date May 12, 2015 (Complete)

Advertisement Date/s September 22, 2015 and September 29, 2015

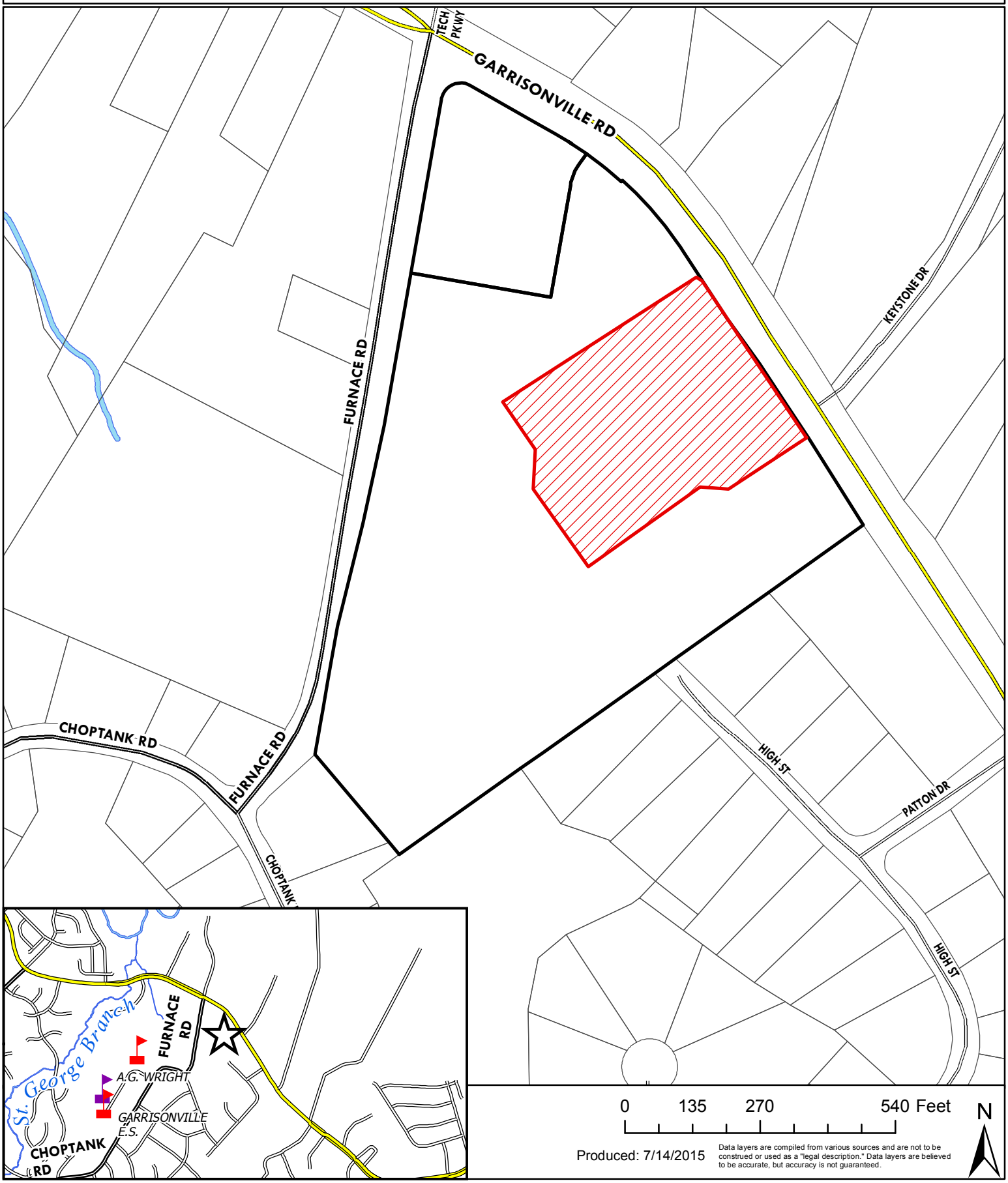
Plan. Comm. Action Date August 26, 2015 (Required) November 24, 2015

Proposed Board Action Date October 6, 2015 (Required) May 11, 2016

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



Produced: 7/14/2015

Data layers are compiled from various sources and are not to be construed or used as a "legal description." Data layers are believed to be accurate, but accuracy is not guaranteed.

2. RC15150710; Reclassification - North Stafford Office Complex Proffer Amendment - A proposed amendment to proffered conditions on Assessor's Parcels 19-31A, 19-31B, 19-31C, 19-32, and 19-32A, consisting of 21.42 acres, zoned B-2, Urban Commercial Zoning District, to modify the site layout as described below. The property is located on the south side of Garrisonville Road and east side of Furnace Road, within the Rock Hill Election District. **(Time Limit: November 24, 2015)**

3. CUP14150319; Conditional Use Permit - North Stafford Office Complex Retail Food Store - A request for a Conditional Use Permit (CUP) to allow a drive-through facility within the HC, Highway Corridor Overlay Zoning District. The drive-through facility is proposed for a retail food store on Assessor's Parcel 19-31B, and a portion of 19-31A and 19-31C, which is zoned B-2, Urban Commercial and under concurrent consideration for a proffer amendment. The site consists of 4.44 acres, located on the south side of Garrisonville Road approximately 700 feet east of Furnace Road, within the Rock Hill Election District. **(Time Limit: November 24, 2015)**

Mr. Harvey: Yes please.

Mr. Rhodes: Okay, very good. So items number 2 and 3 Mr. Harvey?

Mr. Harvey: Again, Mr. Chairman, please recognize Mike Zuraf for the presentation.

Mr. Rhodes: Thank you very much.

Mr. Zuraf: Okay, with items 2 and 3, just as I'm going through the presentation, you also did receive two new handouts tonight for these; one for item 2 and one for item 3 at your desk, that I'll refer to as we move along. These two items are for the North Stafford Office Complex Retail Food Store drive-through. This is associated with a reclassification, specifically a proffer amendment and a conditional use permit. The reclassification is an amendment to proffered conditions on Parcels 19-31A and 31D, an area covering 21 acres. The conditional use permit is for a drive-through facility within the Highway Corridor Overlay District on a portion of 19-31A, a 4.44 acre portion. The site is zoned B-2, Urban Commercial, and the applicant is Chris Hornung. The location of this site is highlighted in red. The site itself is on the south side of Garrisonville Road and east side of Furnace Road, and also a street within Vista Woods, High Street, stubs into the site as well. Adjacent to the site, to the south and east and southwest is R-1 zoned land that makes up a portion of Vista Woods subdivision with single-family detached homes. To the west you have some A-1 zoned property with rural residential homes. To the north and west is more B-2 land; these are portions of the North Stafford… the office complex in that location where there's some commercial uses fronting on Garrisonville Road. And then other properties to the north, on the opposite side of Garrisonville Road, include more rural residential homes, and a B-1 zoned property where the Comcast office is located. The conditional use permit is a smaller area, as mentioned, highlighted in blue within the larger site. This overall site was rezoned from A-1 to B-2 in 2004 with proffers. The original development scheme here reflected more of a planned office complex with some smaller amount of retail. No development has occurred on the property since then. In early 2014 the proffers were amended to modify the pad site alignment and access points, internal traffic patterns, and building standards. This was also included with a conditional use permit for the development of a Sheetz vehicle fueling station and convenience store which is now under development on the corner of Furnace Road and Garrisonville Road. Here's the aerial view of the site. It's a planned… the planned Sheetz gas station is at the northwest corner as mentioned. The remainder of the site currently is undeveloped. There is rolling terrain, primarily open fields, there's a farm pond that's in place, and to the south there is a perennial stream with 100-foot CRPA buffers, and 100-year floodplain along that stream. So now,

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looking at the proffer amendment, in late 2014 the proposal for the retail food store originally came in and was reviewed by the Planning Commission, and was on its way to the Board. But at the time, the proposal was put on hold. There was a desire to relocate the store location. So the new site that was chosen conflicts with the proffered open space park which has not been built yet. And so the proffers need to be amended to relocate that park. This image shows the current proffer exhibit that identifies the proffered park location in the center of the site. Proffer 3 references the access points and internal street layout as required to follow this exhibit. And proffer 9 requires the park location that is included on this exhibit that's referenced in proffer 3. So with the relocation of the retail food store, the applicant is proposing to relocate the proposed park, and this is a new proffer exhibit that highlights the new location, slightly modifies the internal street network, but the access points into the site do not change. With the relocation of the park, it moves 200 feet to the northwest. The new location is still centrally located in the site providing access to the surrounding businesses. This would be a 10,000 square foot park size; that's the amount that has been retained and was always proposed as the area of the park. There are other changes to proffers 2, 7, 9, and 14 that include a minor text reformatting and spelling corrections. In the change to proffer 7, it was discovered that this had an effect on the already approved and developing Sheetz site, with the change to say office… that sprinklers would be required in office and commercial buildings that would bring the Sheetz site under this requirement. And the Sheetz building is not planned or designed to include sprinklers. So, under this amendment, it would require it for buildings in excess of 10,000 square feet, thus not applying to the already developing Sheetz store. So this is the additional modification to the proffer that you received tonight. With the evaluation of the issues with the proffer amendment, it's in conformance with the Comp Plan, maintains the original proffered community amenity. Staff doesn't see any apparent negative impacts and recommends approval of this request pursuant to Ordinance O15-32. And moving right along to the Conditional Use Permit issue, this also, the Planning Commission public hearing for the same proposal originally was conducted in October of 2014. And moving the site of the store to a new location required a new public hearing with the Planning Commission. This was the original site of the store as was considered back in October of last year. This is the new location which relocates the site and moves it away from High Street, the High Street and residential properties there, and forwards it to 610. So, for a comparison of the change, I put together this image that shows, in red, the original site area; the blue highlights where the store was located and the parking lot in orange, and you can see, underneath it, in black and white, the new store layout. The GDP shows the same size building as before, 41,912 square foot single-story retail building. The majority of the parking area is located in the front northeast corner of the store. A drive isle surrounds the building to provide access to loading areas. There are two full service access points via the internal street network out to Garrisonville Road and to Furnace Road. The drive-through window is now located on the southeast side of the building. There's one stacking lane, 150 feet in length, and the vehicles would enter from the drive isle on the side of the store. Adjacent to the drive-through is a grocery pick-up area with pass-through lanes and parking spaces to serve that use. Now the drive-through area is on the same side as the closest residences, but that the site is 240 feet farther away. There are existing proffers that will require installation of a privacy fence and double row of evergreen trees, which should mitigate visual and noise impacts. And we have additional conditions that we'll get to that further address this issue. Again, the main idea of a Conditional Use Permit for a drive-through is to avoid negative impacts on a corridor highway from vehicles stacking out onto Garrisonville Road. Given the location of this drive-through setback, a good amount from Garrisonville Road, staff doesn't believe there would be any impacts. Also, the facilities intended for pharmacy uses -- staff's recommending a condition to limit the drive-through to pharmacy uses which would also lessen the impact. The building design has been included as part of this request which is similar to what was provided. I don't know if the Planning Commission saw this before, but it was worked out before it was going to be going to the Board late last year. So, these are the images that are proposed for this store. Due to the location within the Highway Corridor Overlay District, the buildings need to conform with the Neighborhood Development Standards, which is an element of the Comp Plan, and this includes Architectural Design Standards. The design of the building was modified to

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conform with the County's Neighborhood Design Standards plan. Many details of the proposed building are consistent with that plan. The conditions proposed are limit the use to drive-through facilities for a pharmacy; they require that to orient the drive-through facility as shown on the General Development Plan; coordinate design of the canopy with the building and recess canopy lighting; prohibiting carnival style banners, balloons, and other attention-getting devices; require building façades consistent with submitted elevations; require the installation of a double row of evergreen trees to screen loading areas that's in the back of the site; and installing conduits for future traffic signals at the Garrisonville Road entrance. This was added in when the Planning Commission originally considered the issue back last year. Now, there was some follow-up discussion about the impacts of the drive-through on the residences off of High Street. Two additional conditions were proposed to require that the volume of any loud speakers will be maintained so they are not audible from the adjacent residential properties. And then, to ensure that the buffer gets installed, that as part of the transitional buffer the applicant shall construct a solid privacy fence and plant a double row of evergreen trees along the properties boundary with the residential lots fronting on High Street prior to occupancy of the grocery store. And this is what was included in the amended resolution that you received in front of you at your desk tonight. With positive aspects, staff believes it's in conformance with the Comp Plan, consistent with the established and proposed development patterns, and conditions intend to mitigate impacts to surrounding properties. Staff doesn't believe there are any apparent negative impacts and recommends of approval of the resolution with the modified conditions.

Mr. Rhodes: Questions for staff regarding the proffer amendment or the conditional use permit? Mr. Gibbons?

Mr. Gibbons: Mr. Chairman, I'd like to make a request when the developer comes up, that the privacy fence be put in so it blocks it during construction, if they would do that.

Mr. Rhodes: Okay, very good. Other questions? Yes, please Mr. Coen.

Mr. Coen: Yes, Mr. Zuraf, just a couple real quick questions. I remember this one, particularly because I kept going on about turning in from Furnace Road with trucks. Do I understand that by moving the grocery store over, that now the pad site that's closest to High Street could actually be theoretically closer to the homes than the initial grocery store was?

Mr. Rhodes: Computer please.

Mr. Coen: And we had gone through double rows of trees, etcetera, and all that's negated now?

Mr. Zuraf: No, that proffer still applies and this new condition would require that that buffer to be installed before this store is occupied.

Mr. Coen: Okay. Second question, and this is really one of I think Mr. English's favorite questions. But in proffer number 12 about delivery hours, I noticed it's gone… the blue edition is 7 o'clock, so which would make me think that the initial one was 7-something other than o'clock.

Mr. Zuraf: No it was just really written in as 7 a.m. when it should have been… yeah, yeah. It was always 7 a.m.

Mr. Coen: Alright. Just looking out for you Mr. English. And then lastly, what's the purpose of the park? And the only reason why I ask that is because with the 18-wheelers coming in and loads of traffic, anybody going westerly on Garrisonville Road will have to go down to Furnace and come in one of those

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two entrances to get to said grocery store and/or the Sheetz and/or whatever those pads will be. I'm not sure it's going to be very safe for people to just sort of meander to a park. So I'm just curious…

Mr. Rhodes: It's to support all the office buildings.

Mr. Zuraf: It was a carryover from when this was envisioned as an office park, that the park would be a spot for the employees. But this could still be a spot for the employees of the retail stores.

Mr. Coen: So it's just to eat lunch or something.

Mr. Zuraf: Yeah.

Mr. Coen: Okay. Thank you.

Mr. Rhodes: Other questions for staff? Applicant please.

Mr. Hornung: Good evening Mr. Chairman and members of the Planning Commission. My name is Chris Hornung and I'm with the Silver Companies, which entities of the Silver Companies own the Furnace 610 entity. This is the same project that we brought to you last fall. Unfortunately, from the time you heard it to the time it was on its way to the Board of Supervisors, our tenant started looking at the overall layout and decided they would prefer a different location on the site. So we spent several months redesigning where they would be located and have come up with what I believe is a much better design for this particular use on this property. It has moved it closer to the corridor highway which is 610, but it has moved it as Mike pointed out further away from the residential area on the side. During the last hearing, some of the major issues that were brought up were the architecture. And the architecture before you is essentially the same that we discussed and worked through in the last session, except for there are some minor color modifications that I think work better. The drive-through configuration, which we believe is now a much better design, and it functions more efficiently than the one we discussed at length last time. The neighborhoods adjacent to the property we believe are better protected and the traffic circulation of the project works better as well. The proffer amendment… really, the goal of the proffer amendment was to clean up some language that didn't make a lot of sense. So the 7… it said 7 a.m., we changed it to 7. While we were there we cleaned up some things. There was one oversight in that I was actually trying to make the proffers more restrictive by saying instead of just commercial office buildings, that commercial and office buildings would provide sprinkler systems in them. I thought that the office/commercial… calling out office/commercial was confusing because I'm not really sure if that's an office building or commercial building or what it is, and in changing that to provide you with more protection, the County with more protection, I inadvertently forgot that Sheetz was already under construction and under that. So, what we have proposed is limiting that to 10,000 square feet which would exclude the Sheetz from that requirement. A couple other things that have happened since we have met with VDOT on the new intersection that is being proposed opposite Keystone Drive; VDOT has looked at our traffic analysis and on our warrant study. And according to VDOT they will approve a traffic signal, a new traffic signal at that location. The timing of it, it will have to meet warrants, will most likely be and we believe it will be at the same time that the grocery store opens. But VDOT's specific requirements have to do with the actual number of turning vehicles and that will either come with the grocery store or with the grocery store and one other user, which we're working on and we believe will happen at the same time. So we do… we will install the signal. The previous proffer condition said that we would install the conduits. With this project, at a minimum, we plan to actually install the signal and then make it active once the warrants are met and VDOT allows it to be activated. On the buffer along the residential side, we are, Mr. Gibbons, willing to go ahead and put that up at the start of construction. The one thing we would ask is that the landscaping portion of that buffer not be installed

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until later because, with the building comes the irrigation system needed to make sure that survives. So we're willing to go ahead and put up the fence right away and would like the landscaping to follow.

Mr. Rhodes: So we would just modify 11 so that after the fence it would say, prior to site construction, and then it would go on to say, and a plant of double row evergreen trees prior to occupancy.

Mr. Hornung: That would be our preference, yes sir. The… hold on a second… the parks and recreation proffer, or the park proffer, it was a proffer that was in there. We did not want to go back and ask you to eliminate a proffer that was there before. Candidly, this type of a park, if not well-maintained, becomes a place where trash accumulates and people hang out that you may not want there. We're willing to go ahead and put the park in, to plan it, to put seeding, to maintain it with the property owner's association as sort of a respite in the middle of the center. If that's not the Board's wish, we're willing to make a donation to the County's Parks and Rec in lieu of that, if that would be your preference. But we're committed to moving forward with what we had originally proposed if that's the Commissions' desire.

Mr. Apicella: So, what would that look like?

Mr. Hornung: What would that look like? What would the park look like?

Mr. Apicella: No, what would the donation look like? Can you be a little bit more specific?

Mr. Hornung: You know, I would say we're probably… if we're looking at the construction cost of that and the ongoing maintenance, probably somewhere in the neighborhood of $10-15,000. With that, I'm ready to answer any questions. Hopefully I've got the ones you (inaudible) earlier.

Mr. Rhodes: Thank you. Questions for the applicant?

Mr. Gibbons: I want to make sure now, Chris, what you just said. You'll put the park in, seed it, and the property owners will maintain that.

Mr. Hornung: That's correct.

Mr. Gibbons: And then we can let the Board take a look at it, right?

Mr. Rhodes: Yeah, the Board can… yeah, I think that would be something the Board would decide if they wanted to do something different. Questions for the applicant? Very good, thank you. So at this time, we'll open up the public comment. If there's any member of the public that would like to speak on this item, items number 2 or 3, you may come forward and do so at this time. See no one race down the aisle, we will close the public comment portion of the public hearing and move it back to the Planning Commission.

Mr. Gibbons: Mr. Chairman, I move for RC15150710.

Mr. Rhodes: Okay, so motion to approve the… that was the proffer amendment.

Mr. English: Second.

Mr. Rhodes: Second by Mr. Gibbons. Further comment Mr. … excuse me, second by Mr. English. Further comment Mr. Gibbons?

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Mr. Gibbons: No sir.

Mr. Rhodes: Mr. English? Any other member?

Ms. McClendon: Excuse me Mr. Chairman, you've received new proffers at the dais tonight that the Planning Commission needs to act on first if you'd like to proceed.

Mr. Rhodes: Thank you very much. Okay. So we first need a motion to accept the new information that was received tonight to be able to act on it.

Mr. Gibbons: So moved Mr. Chairman.

Mr. Rhodes: Okay, so we're going to put the other one aside and move to accept the new information which was the proffer amendments by Mr. Gibbons.

Mr. English: Second.

Mr. Rhodes: Second by Mr. English. Further comment Mr. Gibbons?

Mr. Gibbons: No sir.

Mr. Rhodes: Further comment Mr. English? Any other member? All those in favor of the motion signify by saying aye.

Mr. Apicella: Aye.

Mr. Coen: Aye.

Mrs. Bailey: Aye.

Mr. English: Aye.

Mr. Boswell: Aye.

Mr. Gibbons: Aye.

Mr. Rhodes: Aye. Any opposed? None opposed. So we're now willing to operate with the proffer amendment that we received tonight. And now, Mr. English… I mean Mr. Gibbons -- I want you all to do this differently -- Mr. Gibbons, so you have a motion to recommend approval of item number 2, RC15150710, so seconded by Mr. English. And further comments, Mr. Coen.

Mr. Coen: Yeah, I just wanted to thank the applicant for, even after we voted, you've addressed almost everything I crabbed about a year ago. So thank you very much.

Mr. Rhodes: Very good. Any other comments? Okay, just to clarify, Mr. Gibbons, your mot… I'm sorry, I was almost to the Conditional Use Permit; I'm jumping ahead. So, there is a motion here to recommend approval of the Reclassification, North Stafford Office Complex Proffer Amendment, RC15150710. All those in favor signify by saying aye.

Mr. Apicella: Aye.

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Mr. Coen: Aye.

Mrs. Bailey: Aye.

Mr. English: Aye.

Mr. Boswell: Aye.

Mr. Gibbons: Aye.

Mr. Rhodes: Aye. Any opposed? None opposed; passes 7-0. We're now onto the Conditional Use Permit.

Mr. Gibbons: I'll move for CUP14150319 sir.

Mr. Rhodes: Okay, so that's a motion for the CUP as stated with the modified language that we discussed, which was to insert into that first sentence of item number 11, prior to site construction, after the word fence and before the word and. So there's a motion, second by Mr. English. Further comment Mr. Gibbons?

Mr. Gibbons: Yes sir. I'd like to thank the staff for the outstanding redesign of the drive-through. This will be one of the first ones in Virginia that you can go online and order your groceries, then pick them up on the way home.

Mr. Rhodes: Very cool. Mr. English? Any other member? I do like a lot of aspects about where they did move it, so it worked out pretty well. Okay, all those in favor of the motion which is to recommend approval of Conditional Use Permit CUP14150319, with the modification to proffer number 11 as was stated tonight, signify by saying aye.

Mr. Apicella: Aye.

Mr. Coen: Aye.

Mrs. Bailey: Aye.

Mr. English: Aye.

Mr. Boswell: Aye.

Mr. Gibbons: Aye.

Mr. Rhodes: Aye. Any opposed? None opposed; passes 7-0. Good luck on that one.

Mr. Hornung: Thank you.

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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

RECEIVED
AUG 13 2014
STAFFORD COUNTY
PLANNING AND ZONING

STAFFORD COUNTY
Department of Planning and Zoning

Project Information & Primary Contacts

PROJECT INFORMATION — **PROJECT #** 14150319

North Stafford Office Complex
PROJECT NAME

SECTION

1135 Garrisonville Road
ADDRESS (IF AVAILABLE)

~~5.77 Ac~~ 4.44 Ac.
TOTAL SITE ACREAGE

Portions of TM A-31A, 19-31C, and ~~19-31E~~ A-31B.
TAX MAP /PARCEL(S)

B-2
ZONING DISTRICT

Southern quadrant of the Garrisonville Rd/Furnace Rd intersection
LOCATION OF PROJECT

APPLICANT/AGENT (Provide attachment if Applicant and Agent differ) — Primary Contact Person ☑

Rachel Lowman
NAME

Furn 610 LLC
COMPANY

1201 Central Park Blvd — Fredericksburg — VA — 22401
ADDRESS — CITY — STATE — ZIP

540·786·1404 — 540·786·1406 — rlowman@silverco.com
PHONE NUMBER — FAX NUMBER — EMAIL ADDRESS

OWNER (Provide attachments if multiple owners) — Primary Contact Person ☐

B. Judson Honaker, Jr
NAME

Furn 610 LLC
COMPANY

1201 Central Park Blvd — Fredericksburg — VA — 22401
ADDRESS — CITY — STATE — ZIP

N/A — 540·786·1406 — N/A
PHONE NUMBER — FAX NUMBER — EMAIL ADDRESS

PROFESSIONAL (Engineer, Surveyor, etc.) — Primary Contact Person ☑

Jennifer Shea
NAME

Fairbanks & Franklin
COMPANY

1005 Mahone Street — Fredericksburg — VA — 22401
ADDRESS — CITY — STATE — ZIP

540-899-3700 — 540-899-0030 — shea@ff-pc.com
PHONE NUMBER — FAX NUMBER — EMAIL ADDRESS

STAFFORD COUNTY
Department of Planning and Zoning

Statements of Understanding

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

Signature of Owner/Co Owner	B. Judson Honaker, Jr.	
	Printed Name	Date
Signature of Owner/Co Owner	David L. Henderson, Sr.	
	Printed Name	Date
Signature of Owner/Co Owner		
	Printed Name	Date

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

Signature of Applicant/Agent	Rachel L. Lowman	7/15/2014
	Printed Name	Date

* Additional sheets may be used, if necessary.

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
~~5.22~~ # 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

STAFFORD COUNTY
Department of Planning and Zoning

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) ..... $ 9,750.00

B. General Fee: (If greater than 5 acres)

(5.22 Acres – 5) X $125 ..... $ 27.50

C. Fire & Rescue Review Fee (required)..... $ 95.00

D. Utilities Department Review Fee (required)..... $ 95.00

E. Public Works Review Fee (required)..... $ 120.00

F. Traffic Impact Analysis Review Fee: (If TIA required)
Volume <1,000 VPD $200.00
Volume >1,000 VPD .....$400.00..... $ 400.00

G. Adjacent Property Notification (required):

(17 Adjacent properties) X $6.48 ..... $ 110.16

Sub-total (Add appropriate amounts from lines A thru G above)..... $ 10,597.66

H. Technology Fee (sub-total x 2.75% or 0.0275)..... $ 291.44

TOTAL (Sub-total + H. Technology Fee)..... $ 10,889.10

Section II. Minor Conditional Use Permit Amendment:

A. General Fee: ..... $ 6,190.00

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: North Stafford Office Complex
A/P #: 14150319
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 Lauman
Name of Company Furn 610 LLC

Applicant Address 1201 Central Park Blvd
Fredericksburg, VA 22401

Applicant's Signature Rach La

Name of Agent Same

Address of Agent 1201 Central Park Blvd.

2. Type of Application

☒ **Conditional Use Permit** ☐ **Variance**

☐ **Rezoning** ☐ **Special Exception**

STAFFORD COUNTY
Department of Planning and Zoning

Project Name:	North Stafford Office Complex
A/P #:	14150319
Date:	

Application Affidavit
Page 2
Applicant: Rachel Lawman

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.

Name of owners	Address

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.

Name of Members	Address
Welford Street, LLC, Member	1201 Central Park Blvd. F'burg VA 22401
DLH Holdings, LLC, Member	39 Powell Lane Fredericksburg VA 22406
B. Judson Honaker, Jr. Manager/CEO/President	1201 Central Park Blvd. F'burg VA 22401

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.

Name of Members	Address

STAFFORD COUNTY
Department of Planning and Zoning

Application Affidavit
Page 3
Applicant: Rachel Lowman

Project Name: North Stafford Office Complex
A/P #: 14150319
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.

Name	**Address, including zip code, no P.O. Box please**

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: North Stafford Office Complex
A/P #: 14150319
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 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

RACHEL L. LOWMAN
NOTARY PUBLIC
REG # 7528530
MY COMMISSION EXPIRES
11/30/2016
COMMONWEALTH OF VIRGINIA

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	
		Sec 28-225(1)
☐	☑	Date of drawing,
☐	☑	true north arrow,
☐	☑	scale,
☐	☑	legend for all symbols used,
☐	☑	name of the applicant,
☐	☑	name of the owner,
☐	☑	name of the development,
☐	☑	person preparing the drawing,
☑	☐	match lines if applicable;
		Sec 28-225(2)
☐	☑	Boundaries of the area covered by the application,
☐	☑	vicinity map showing the general location of the proposed development, major roads and existing subdivisions at a scale of one inch equals two thousand (2,000) feet;
		Sec 28-225(3)
☐	☑	Approximate locations and identification of any easements and rights-of-way on or abutting the site;
		Sec 28-225(4)
☐	☑	Approximate location of each existing and proposed structure on the site
☐	☑	the number of stories,
☐	☑	height,
☐	☑	roof line,
☐	☑	gross floor areas and
☐	☑	location of building entrances and exits;
		Sec 28-225(5)
☐	☑	Identification and location of uses and structures on all abutting properties;
		Sec 28-225(6)
☐	☑	Approximate location of all existing and proposed parking and loading areas,
☐	☑	outdoor trash storage,
☐	☑	lighting facilities, and
☐	☑	pedestrian walkways;
		Sec 28-225(7)
☐	☑	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	
		Sec 28-225(8)
☐	☑	Approximate location and description of all proposed landscaping;
		Sec 28-225(9)
☐	☑	Approximate location, height and dimensions of all proposed signage on site;
		Sec 28-225(10)
☐	☑	Approximate location of all existing drainage ways, floodplains and wetlands on site;
		Sec 28-225(11)
☐	☑	Approximate location of all common open space, recreational areas and bufferyards;
		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;
		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

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

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

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 FREDERCISKBURG, VA 22401-4912	
Tax Map Number:	19 31A	
Physical Address:	1143 GARRISONVILLE RD	
Payment Details:	Last payment of $13,434.03 received on 6/5/2015. Total Tax Paid in 2015: Total Fees Paid in 2015: Total P&I Paid in 2015:	 $13,434.03 $0.00 $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	
Payment Details:	Last payment of $660.83 received on 6/5/2015. Total Tax Paid in 2015: Total Fees Paid in 2015: Total P&I Paid in 2015:	 $660.83 $0.00 $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*	
Payment Details:	Last payment of $241.66 received on 6/5/2015. Total Tax Paid in 2015: Total Fees Paid in 2015: Total P&I Paid in 2015:	 $241.66 $0.00 $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.

Fairbanks & Franklin

Civil Engineering • Land Planning • Surveying

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:

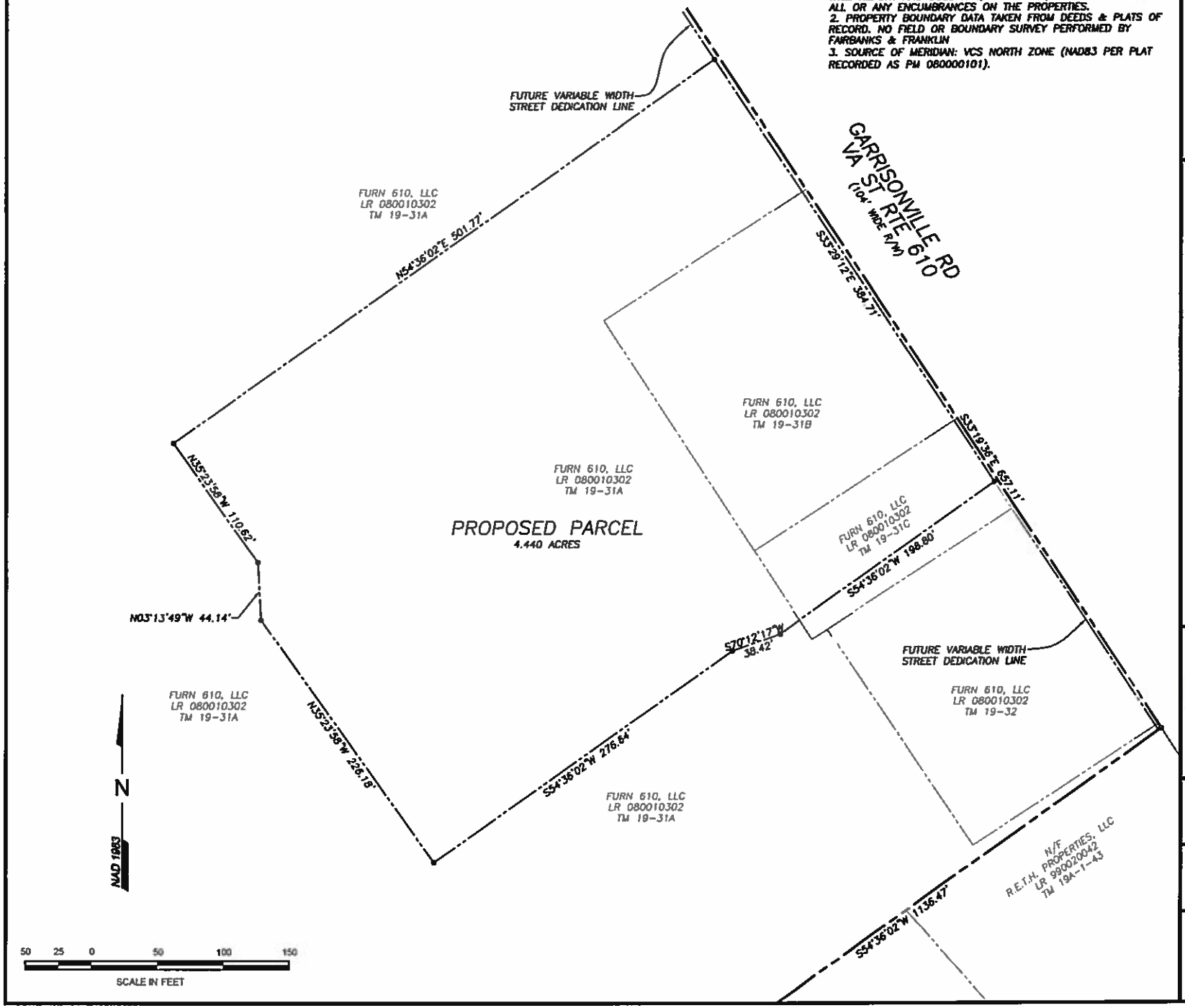
1. This description was prepared without the benefit of a Title Report and does not, therefore, necessarily indicate all or any encumbrances on the parcel described.
2. This description was prepared utilizing deeds and plats of record. No field or boundary survey performed by Fairbanks & Franklin.
3.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

1-1151.1 Furnace Road Retail Food Store CUP MBD 042315.doc

1005 Mahone Street • Fredericksburg, VA 22401
Office: (540) 899-3700 • Fax: (540) 899-0030

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).



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

EXHIBIT PLAT
ON PORTIONS OF THE LANDS OF
FURN 610, LLC
ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
WILLIAM E. FARNAM
Lic. No. 1676
4/23/15
LAND SURVEYOR

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 MAHONE 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
ZONING: B-2 (URBAN COMMERCIAL)

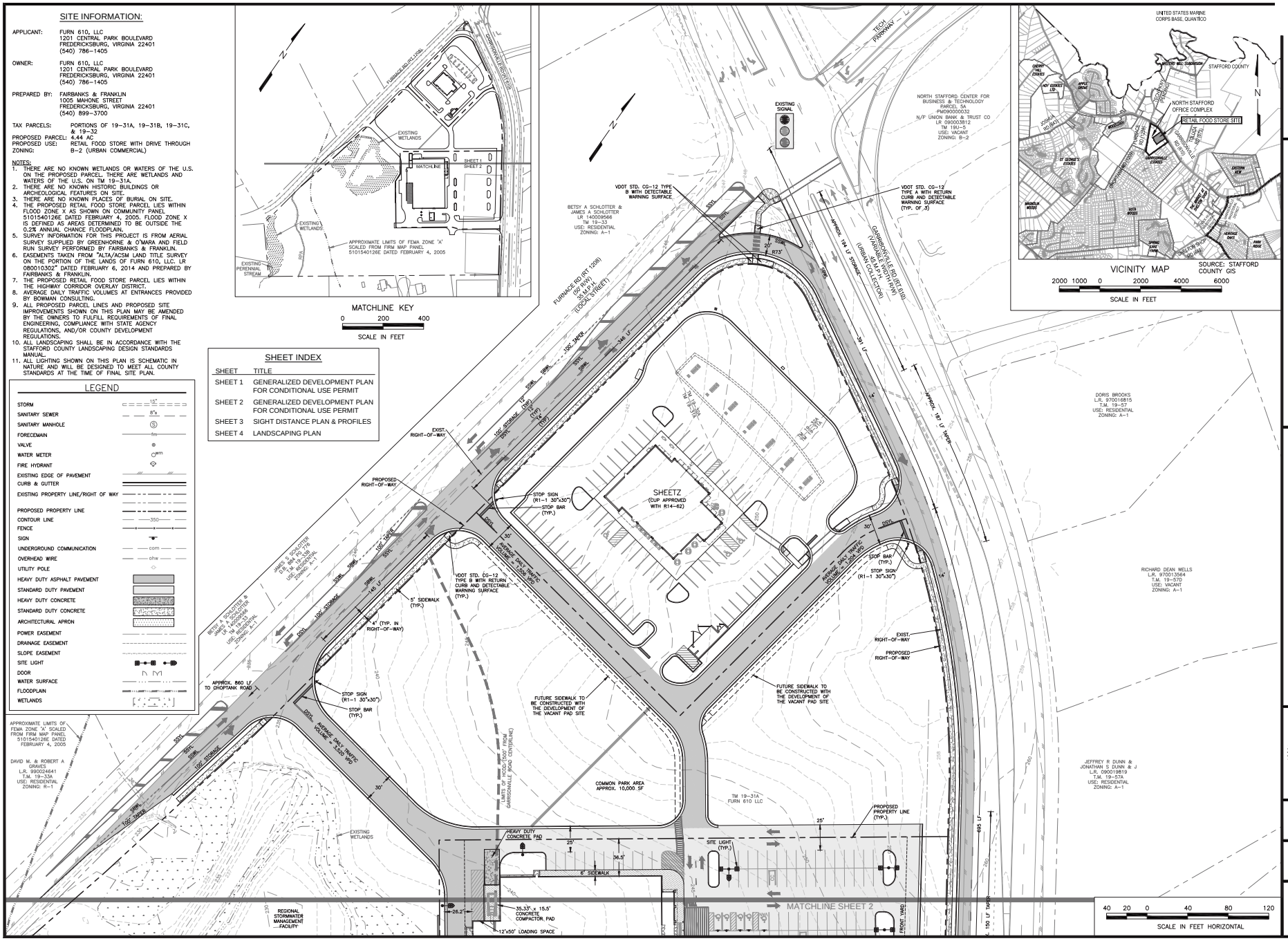
NOTES:
1. THERE ARE NO KNOWN WETLANDS OR WATERS OF THE U.S. ON THE PROPOSED PARCEL. THERE ARE WETLANDS AND WATERS OF THE U.S. ON TM 19-31A.
2. THERE ARE NO KNOWN HISTORIC BUILDINGS OR ARCHEOLOGICAL FEATURES ON SITE.
3. THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
4. THE PROPOSED RETAIL FOOD STORE PARCEL 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.
5. SURVEY INFORMATION FOR THIS PROJECT IS FROM AERIAL SURVEY SUPPLIED BY GREENHORNE & O'MARA AND FIELD RUN SURVEY PERFORMED BY FAIRBANKS & FRANKLIN.
6. EASEMENTS TAKEN FROM "ALTA/ACSM LAND TITLE SURVEY ON THE PORTION OF THE LANDS OF FURN 610, LLC, LR 080010302" DATED FEBRUARY 6, 2014 AND PREPARED BY FAIRBANKS & FRANKLIN.
7. THE PROPOSED RETAIL FOOD STORE PARCEL LIES WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT.
8. AVERAGE DAILY TRAFFIC VOLUMES AT ENTRANCES PROVIDED BY BOWMAN CONSULTING.
9. 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.
10. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE STAFFORD COUNTY LANDSCAPING DESIGN STANDARDS MANUAL.
11. 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
SIGN
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

SHEET INDEX

SHEET	TITLE
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



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Land Planning
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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

COMMONWEALTH OF VIRGINIA
JONATHAN D. FAIRBANKS
Lic. No.035219
07-28-15
PROFESSIONAL ENGINEER

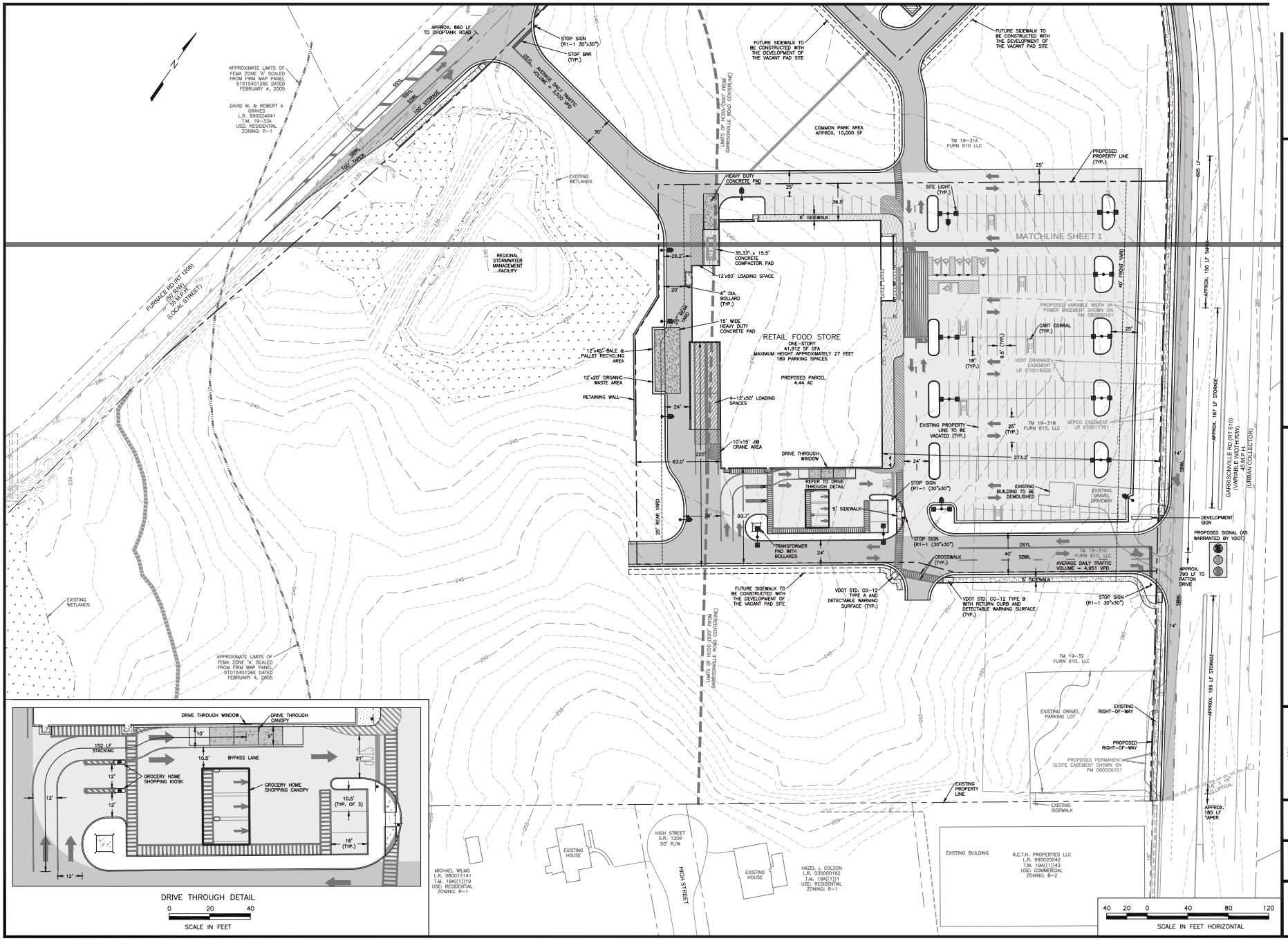
DATE : 05-19-14
DESIGNED: JDF
DRAWN : JRB/JKS
CHECKED : JDF

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

DOCUMENT NO.
1-1155.1

SHEET 1 OF 4

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



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GENERALIZED DEVELOPMENT PLAN FOR CONDITIONAL USE PERMIT

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

COMMONWEALTH OF VIRGINIA
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Lic. No.035219
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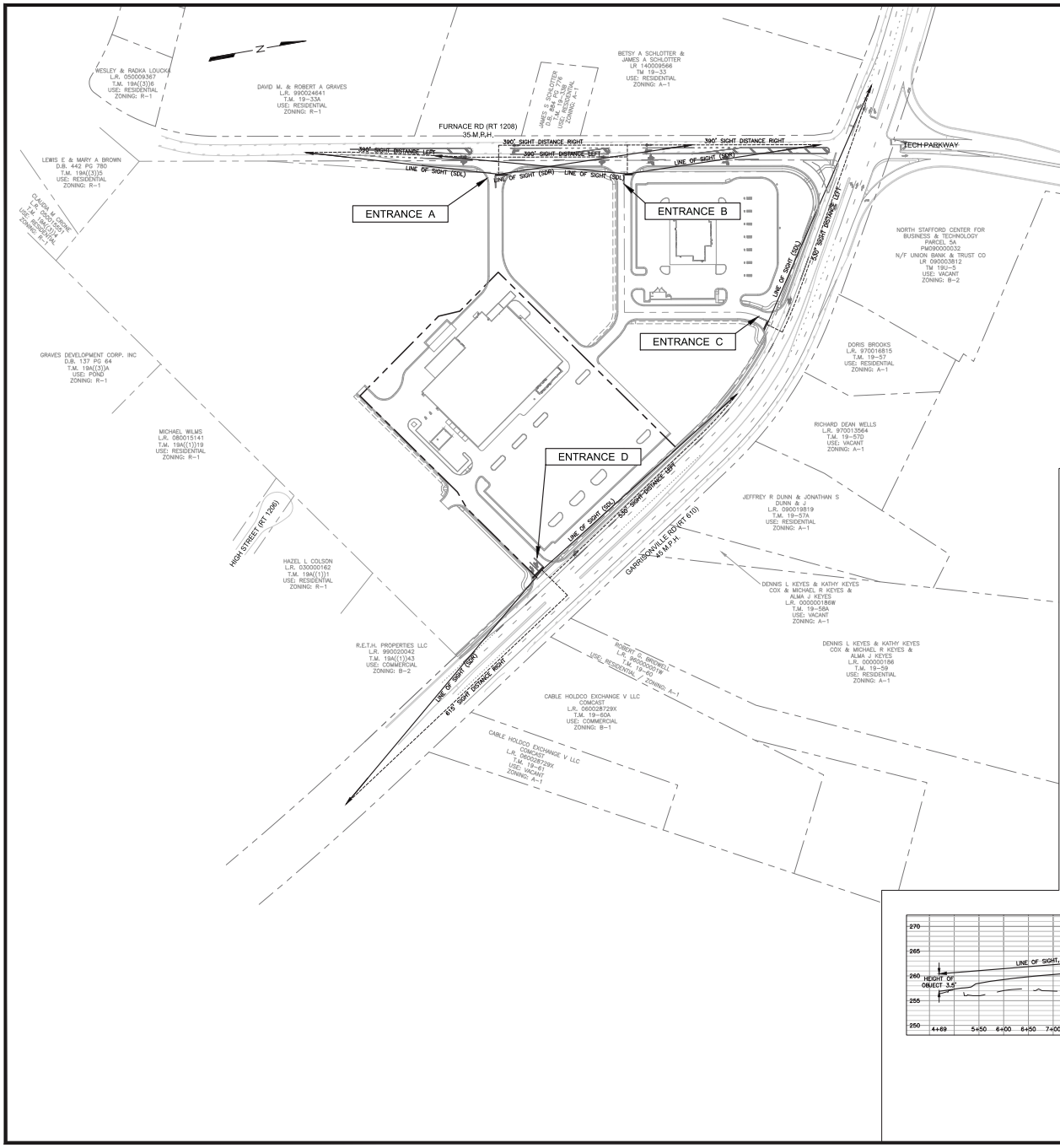
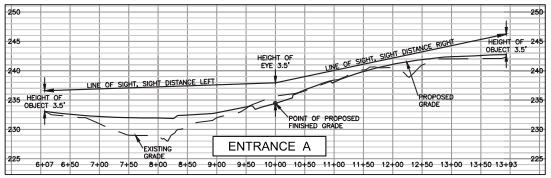
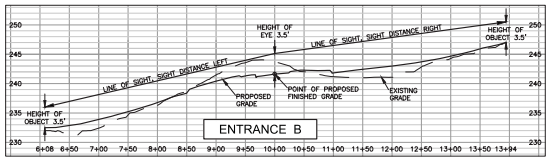
10-16-14	
10-27-14	
05-01-15	
07-08-15	

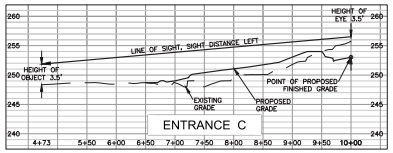
DOCUMENT NO.
1-1155.1

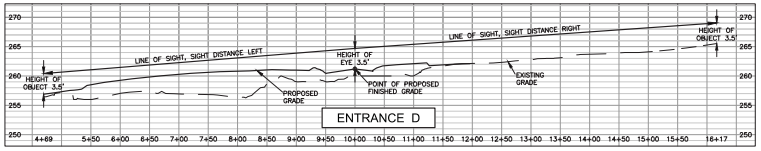
SHEET **2** OF **4**











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SCALE IN FEET VERTICAL

100 50 0 100 200 300
SCALE IN FEET HORIZONTAL

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Fredericksburg, VA 22401
(540) 899-3700

SIGHT DISTANCE PLAN & PROFILES

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

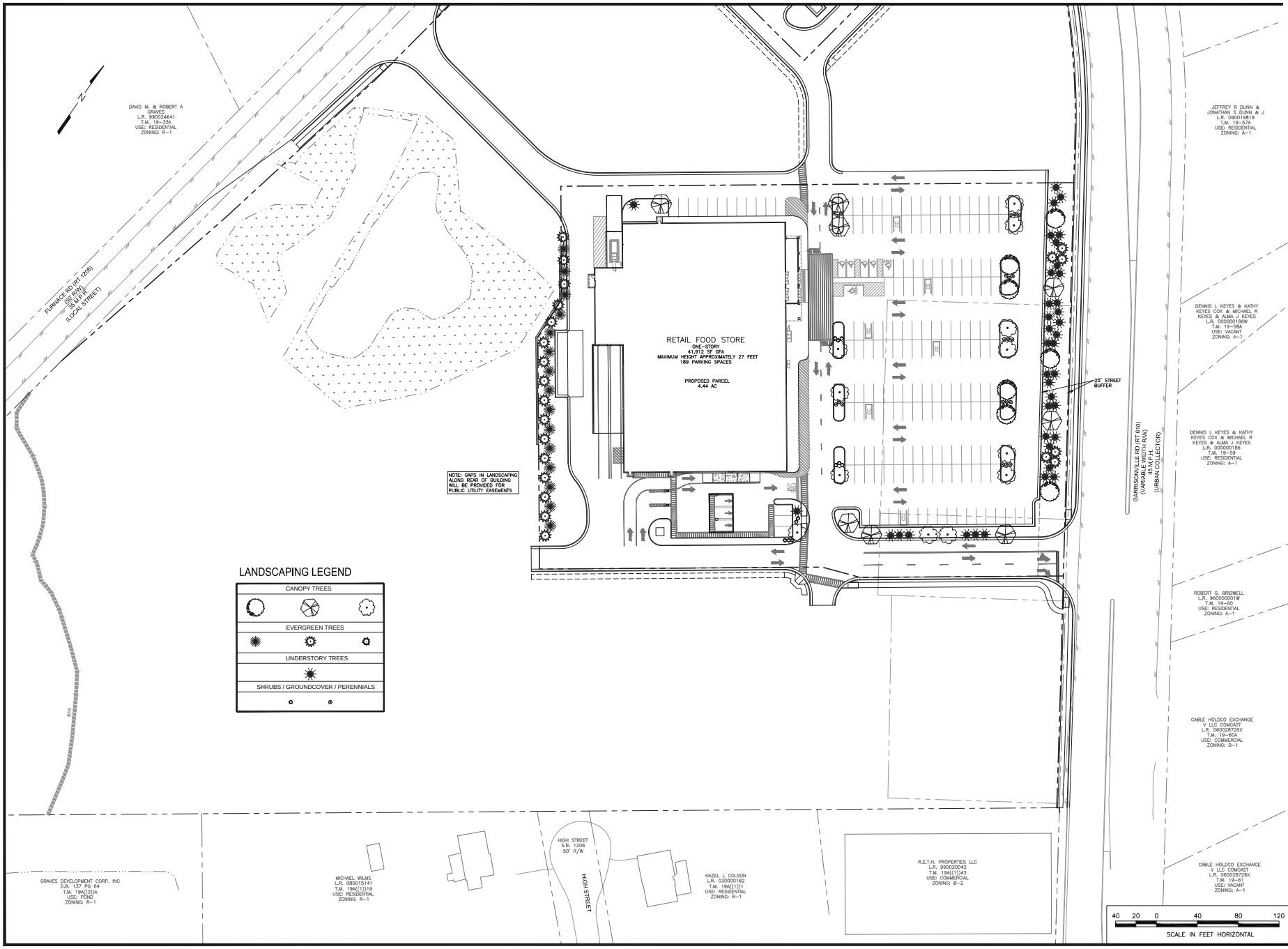
COMMONWEALTH OF VIRGINIA
JONATHAN D. FAIRBANKS
Lic. No.035219
07-28-15
PROFESSIONAL ENGINEER

DATE : 05-19-14
DESIGNED: JDF
DRAWN : JRB/JKS
CHECKED : JDF

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

DOCUMENT NO.
1-1155.1

SHEET **3** OF **4**



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(540) 899-3700

LANDSCAPING PLAN

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

COMMONWEALTH OF VIRGINIA
JONATHAN D. FAIRBANKS
Lic. No.035219
07-28-15
PROFESSIONAL ENGINEER

DATE :	08-12-14
DESIGNED:	JDF
DRAWN :	JRB/JKS
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REVISIONS: 07-28-15
10-16-14
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05-01-15
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DOCUMENT NO.
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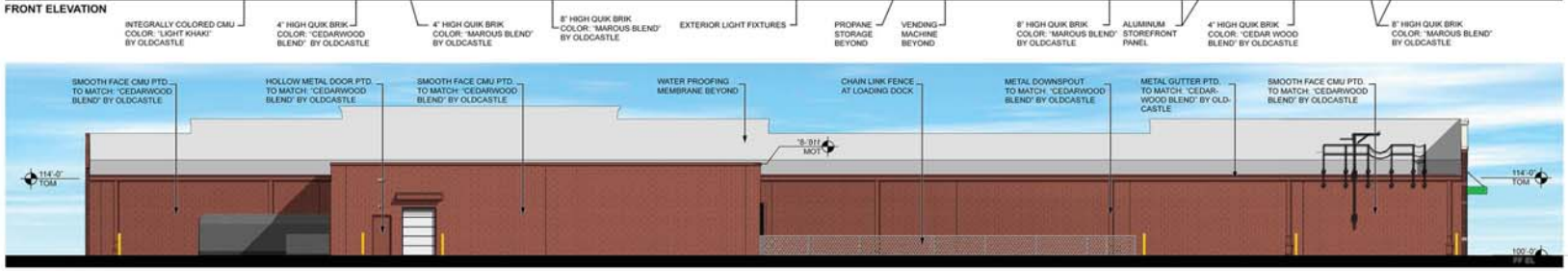
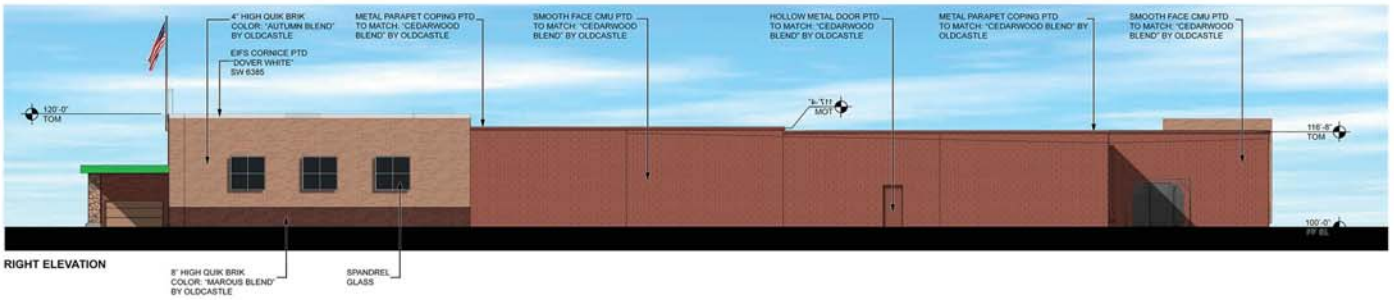
SHEET **4** OF **4**

FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

LEFT ELEVATION

8" HIGH QUIK BRIK COLOR: "MAROUS BLEND" BY OLDCASTLE

4" HIGH QUIK BRIK COLOR: "CEDARWOOD BLEND" BY OLDCASTLE

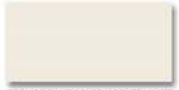
4" HIGH QUIK BRIK COLOR: "AUTUMN BLEND" BY OLDCASTLE

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

EIFS PAINT AND SMOOTH FACE CMU COLOR : "COBBLE BROWN"SW 6082

SMOOTH FACE CMU PAINT COLOR: "MEADOWLARK" SW 7522

CANOPY PAINT COLOR: GREEN



CORNICE PAINT COLOR : "DOVER WHITE" SW 6385

0' 10' 20' 30'

P+R ARCHITECTS	August 03, 2015	Stafford (Furnace Rd.), VA #6936	Proposed Elevations	6 WNM

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

R15-277

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 6th day of October, 2015:

MEMBERS:	VOTE:
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.	

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 CUP14150319 TO ALLOW A DRIVE-THROUGH FACILITY IN THE HC, HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT, ON A PORTION OF TAX MAP PARCEL NO. 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 the HC, Highway Corridor Overlay Zoning District, on a portion of Tax Map Parcel No. 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 the HC 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 considered each of the criteria in County Code Sec. 28-185 and finds that the request meets the standards of the Zoning Ordinance for issuance of a CUP; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice require issuance of this CUP;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 6th day of October, 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 a retail food store, within the HC, Highway Corridor Overlay Zoning District, on a portion of Tax Map Parcel No. 19-31A (Property), 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 Generalized Development Plan, 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 Property.

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. The volume of any loud speakers (if installed) will be maintained so that they are not audible from adjacent residential properties.

11. As part of the transitional buffer, the applicant shall construct a solid privacy fence and plant a double-row of evergreen trees along the Property's boundary with residential lots fronting High Street prior to the issuance of the occupancy permit for the retail food store.

12. This CUP may be revoked or conditions modified for any violation 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).

AJR:JAH:mz

R15-278

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 6th day of October, 2015:

MEMBERS:	VOTE:
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.	

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 CUP14150319 TO ALLOW A DRIVE-THROUGH FACILITY IN A HC, HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT, ON A PORTION OF TAX MAP PARCEL NO. 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 Tax Map Parcel No. 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 the HC 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 has considered the criteria in Stafford County Code Sec. 28-185 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 6th day of October, 2015, that a conditional use permit, pursuant to application CUP14150319, be and it hereby is denied.

AJR:JAH:mz