

BOARD OF SUPERVISORS
Agenda Item

Meeting Date:	April 5, 2016
Title:	Petition VDOT to Adjust the Secondary System of State Highways regarding the Abandonment of Berea Woods Drive and Brookview Lane, within Berea Estates, Section 2, and Portions of Rocky Run Road
Department:	Public Works
Staff Contact:	Christopher K. Rapp, P.E., Director
Board Committee/ Other BACC:	Utilities Commission
Staff Recommendation:	Approval
Fiscal Impact:	N/A
Time Sensitivity:	N/A

ATTACHMENTS:

1.	Background Report	4.	Resolution R13-172
2.	Proposed Resolution R16-105	5.	VDOT Form - AM-4.3 - Berea Estates, Section 2
3.	Resolution R11-114	6.	Location Map

<input checked="" type="checkbox"/>	Consent Agenda	<input type="checkbox"/>	Other Business	<input type="checkbox"/>	Unfinished Business
<input type="checkbox"/>	Discussion	<input type="checkbox"/>	Presentation	<input type="checkbox"/>	Work Session
<input type="checkbox"/>	New Business	<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Add-On

REVIEW:

X	County Administrator	
X	County Attorney	

DISTRICT:	Hartwood
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BACKGROUND REPORT

The construction of the Lake Mooney Reservoir (Reservoir) included acquiring land where Berea Woods Drive (SR-803), Brookview Lane (SR-802), and portions of Rocky Run Road (SR-654) were constructed, and the land has now been inundated with water with the filling of the reservoir.

At its meeting on May 3, 2011, the Board approved Resolution R11-114 (Attachment 3), which provided notice of intent to abandon Berea Woods Drive for construction of the Reservoir. At its meeting on September 3, 2013, the Board approved Resolution R13-172 (Attachment 4), which authorized the abandonment of a portion of Rocky Run Road, all of Brookview Lane, and all of Berea Woods Drive, as part of the Reservoir project.

The Virginia Department of Transportation (VDOT) must still make formal changes to the Secondary System of State Highways to remove these abandoned sections of roads from the list of state-maintained roads. The Board must pass a resolution petitioning VDOT to make these changes before the adjustments go into effect.

Staff recommends approval of proposed Resolution R16-105, which authorizes the County Administrator to petition VDOT to make adjustments to the Secondary System of State Highways regarding the abandonment of Berea Woods Drive (SR-803), Brookview Lane (SR-802), and portions of Rocky Run Road (SR-654), pursuant to Virginia Code § 33.2-912.

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 5th day of April 2016:

MEMBERS:

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

VOTE:

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

A RESOLUTION TO PETITION THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO ADJUST THE SECONDARY SYSTEM OF STATE HIGHWAYS REGARDING THE ABANDONMENT OF BEREA WOODS DRIVE AND BROOKVIEW LANE, WITHIN BEREA ESTATES, SECTION 2, AND PORTIONS OF ROCKY RUN ROAD, ALL LOCATED IN THE HARTWOOD MAGISTERIAL DISTRICT

WHEREAS, on February 21, 2012, the Board authorized the construction of the Rocky Pen Run Dam and Reservoir, now named the Lake Mooney Reservoir (Reservoir); and

WHEREAS, utilization of the Reservoir resulted in a portion of Rocky Run Road (SR-654), and all of Brookview Lane (SR-802) and Berea Woods Drive (SR-803) being inundated by water; and

WHEREAS, pursuant to Resolutions R11-114 and R13-172, the Board authorized the abandonment of a portion of Rocky Run Road and all of Brookview Lane and Berea Woods Drive; and

WHEREAS, pursuant to Virginia Code § 33.2-912, the Board desires to petition VDOT to abandon all of Berea Woods Drive and Brookview Lane within Berea Estates, Section 2, and portions of prescriptive Rocky Run Road;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 5th day of April 2016, that the Virginia Department of Transportation (VDOT) be and it hereby is requested to adjust the Secondary System of State Highways with the abandonment of the below-listed streets, consisting of approximately 1.27 total miles, which is associated with the former alignment of Berea Woods Drive (SR-803) and Brookview Lane (SR-802), within Berea Estates, Section 2, and portions of Rocky Run Road (SR-654) pursuant to Virginia Code § 33.2-912:

Street Name/ Route Number	Station	Length
Rocky Run Road (SR-654)	From: 0.14 mi. East of River Acres Lane (SR-1665) To: 0.82 mi. East of River Acres Lane (SR-1665)	0.68 mi. ROW 30'
Brookview Lane (SR-802)	From: Rocky Run Road (SR-654) To: Intersection of Berea Woods Drive (SR-803)	0.30 mi. ROW 50'
Berea Woods Drive (SR-803)	From: Intersection of Brookveiw Lane (SR-802) To: 0.29 mi. northeast of Brookview Lane (SR-802)	0.29 mi. ROW 50'

; and

BE IT FURTHER RESOLVED that the County Administrator, or his designee, shall forward a copy of this Resolution to the VDOT Transportation and Land Use Director, Fredericksburg District; and

AJR:ckr:toc:tbm

R11-114

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 3rd day of May, 2011:

MEMBERS:

Mark Dudenhefer, Chairman
Paul V. Milde III, Vice Chairman
Harry E. Crisp II
Gary F. Snellings
Cord A. Sterling
Susan B. Stimpson
Robert "Bob" Woodson

VOTE:

Absent
Yes
Yes
Yes
Yes
Yes
Yes

On motion of Mr. Snellings, seconded by Mr. Sterling, which carried by a vote of 6 to 0, the following was adopted:

A RESOLUTION TO PROVIDE NOTICE OF INTENT TO ABANDON
BEREA WOODS DRIVE FOR CONSTRUCTION OF THE ROCKY PEN
RUN RESERVOIR

WHEREAS, the Board desires to construct the Rocky Pen Run Reservoir; and

WHEREAS, as part of the construction of Rocky Pen Run Reservoir, parts of Berea Woods Drive will be inundated with water; and

WHEREAS, certain existing homesites will lose access when Berea Woods Drive is inundated with water; and

WHEREAS, the new and permanent access road must cross existing Berea Woods Drive; and

WHEREAS, VDOT cannot approve construction plans on the right-of-way of an existing roadway; and

WHEREAS, VDOT, in good faith, will approve construction plans for new access if the Board acknowledges that the existing Berea Woods Drive will be abandoned;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 3rd day of May, 2011, that it be and hereby is the intent of the Board of Supervisors to abandon Berea Woods Drive prior to the impoundment of Rocky Pen Run Reservoir and the inundation of Berea Woods Drive.

A Copy, teste:



Anthony J. Romanello, ICMA-CM
County Administrator

AJR:HLC:cdg

R13-172

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 3rd day of September, 2013:

<u>MEMBERS:</u>	<u>VOTE:</u>
Susan B. Stimpson, Chairman	Yes
Robert "Bob" Thomas, Jr., Vice Chairman	Yes
Jack R. Cavalier	Yes
Paul V. Milde III	Yes
Ty A. Schieber	Yes
Gary F. Snellings	Yes
Cord A. Sterling	Yes

On motion of Mr. Snellings, seconded by Mr. Sterling, which carried by a vote of 7 to 0, the following was adopted:

A RESOLUTION TO AUTHORIZE THE COUNTY ADMINISTRATOR TO PROCEED WITH ABANDONMENT OF A PORTION OF ROCKY RUN ROAD (SR-654); ALL OF BROOKVIEW LANE (SR-802); AND ALL OF BERA WOODS DRIVE (SR-803), AS PART OF THE ROCKY PEN RUN RESERVOIR PROJECT

WHEREAS, on February 21, 2012, the Board authorized the construction of the Rocky Pen Run Dam and Reservoir; and

WHEREAS, utilization of the new Rocky Pen Run Dam and Reservoir will result in a portion of Rocky Run Road and all of Brookview Lane and Berea Woods Drive being inundated by water; and


WHEREAS, written notification was provided to the Virginia Department of Transportation (VDOT) of the Board's intent to abandon the portion of Rocky Run Road and all of Brookview Lane and Berea Woods Drive, which will be inundated by water; and

WHEREAS, the Board carefully considered the recommendations the Utilities Commission, County staff and VDOT, and the testimony, if any, at the public hearing;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 3rd day of September, 2013, that the County Administrator be and he hereby is authorized to proceed with abandonment of the portion of Rocky Run Road and all of Brookview Lane and Berea Woods Drive, which will be inundated by the new Rocky Pen Run Reservoir, with the actual abandonment occurring on or after December 1, 2013; and

BE IT FURTHER RESOLVED that the County Administrator or his designee is authorized to execute any documents necessary for this abandonment.

A Copy, teste:



Anthony J. Romanello, ICMA-CM
County Administrator

AJR:mts:cjh:tbm

In the County of Stafford

By resolution of the governing body adopted April 5, 2016

The following VDOT Form AM-4.3 is hereby attached and incorporated as part of the governing body's resolution for changes in the secondary system of state highways.

A Copy Testee

Signed (County Official): _____

Report of Changes in the Secondary System of State Highways

Project/Subdivision Berea Estates Section 2

Type Change to the Secondary System of State Highways:

Abandonment

The following facilities of the Secondary System of State Highways are hereby ordered abandoned, pursuant to the statutory authority cited:

Reason for Change:

Abandonment, Developer Project Related

Pursuant to Code of Virginia Statute:

§33.2-912

Street Name and/or Route Number

◆ Rocky Run Road, State Route Number 654

Old Route Number: 0

- From: 0.14 mi. East SC 1665, River Acres Lane

To: 0.82 mi. East SC 1665 River Acres Lane, a distance of: 0.68 miles.

Street Name and/or Route Number

◆ Berea Woods Drive, State Route Number 803

Old Route Number: 0

- From: SC 802, Brookview Lane

To: 0.29 mi northeast SC 802, Brookview Lane, a distance of: 0.29 miles.

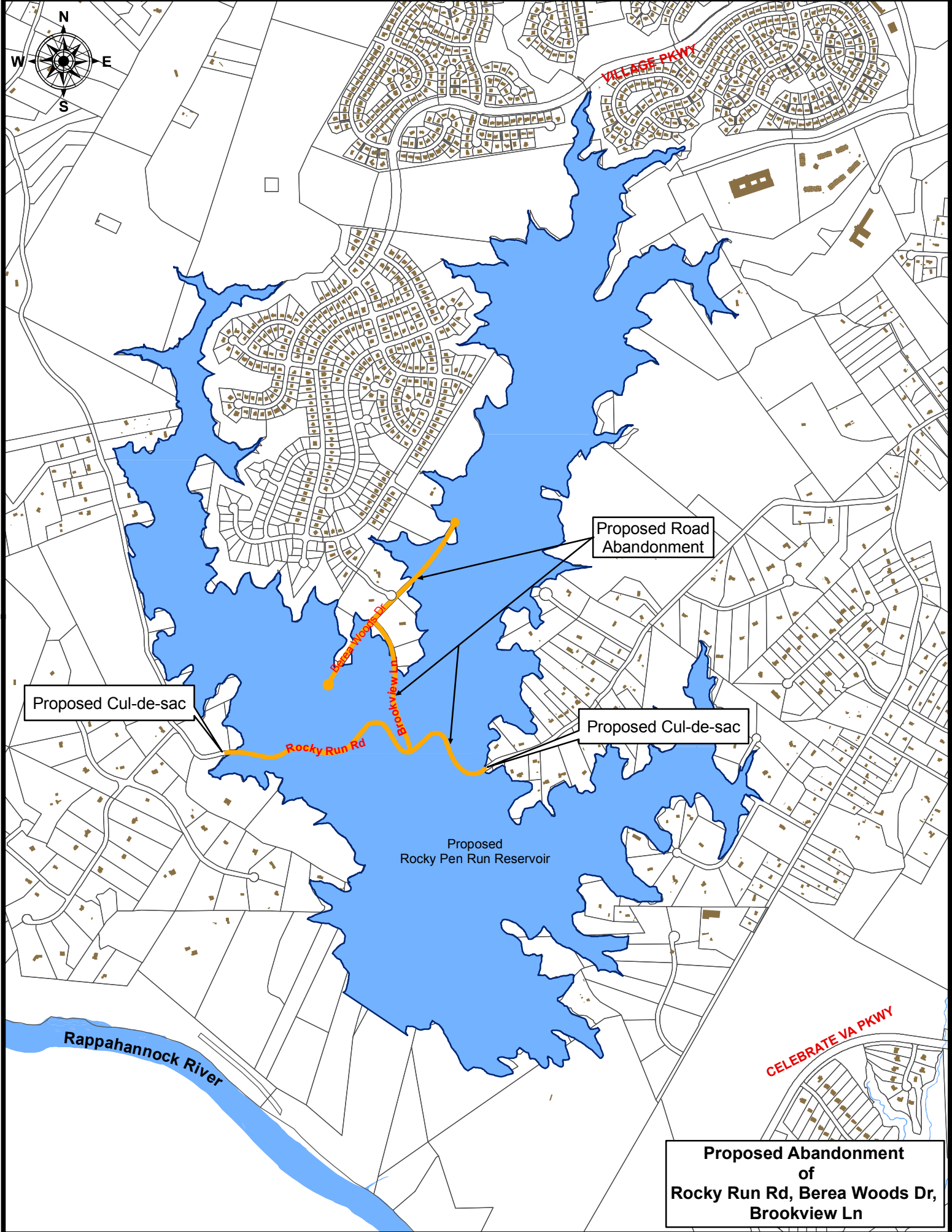
Street Name and/or Route Number

◆ Brookview Lane, State Route Number 802

Old Route Number: 0

- From: SC 654, Rocky Run Road

To: SC 803, Berea Woods Drive, a distance of: 0.30 miles.



**Proposed Abandonment
of
Rocky Run Rd, Berea Woods Dr,
Brookview Ln**

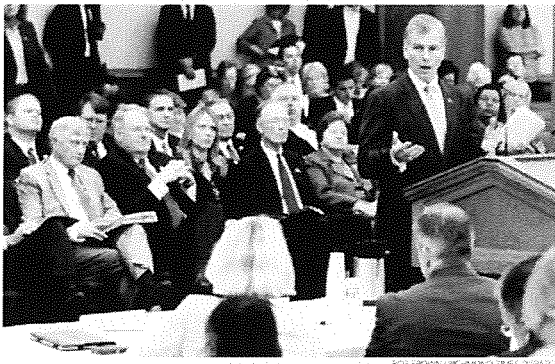
PUBLIC HEARING

The Stafford County Board of Supervisors will hold a Public Hearing on Tuesday, September 3, 2013, beginning at 7:00 P.M., or as soon thereafter as the matter may be heard, in the Board Chambers, George L. Gordon, Jr., Government Center, 1300 Courthouse Road, on the items listed below:

ABANDONMENT OF A SECTION OF ROCKY RUN ROAD (STATE ROUTE 654); FROM APPROXIMATELY 1.1 MILES SOUTH OF GREENBANK ROAD TO APPROXIMATELY 1.8 MILES SOUTH OF GREENBANK ROAD, AND ALL OF BROOKVIEW LANE (STATE ROUTE 802) AND BEREA WOODS DRIVE (STATE ROUTE 803) DUE TO THE ROCKY PEN RUN RESERVOIR PROJECT

The public hearing may be continued or adjourned. Copies of the full text of the above items and related materials are available in the County Administrator's Office and may be examined Monday through Friday between the hours of 8:00 A.M. and 4:30 P.M. All interested individuals are invited to attend and present oral or written comments. Persons in need of special accommodations in order to preview the information or to participate in the public hearing should contact the County Administrator's Office at (540) 658-4541 so reasonable accommodations can be provided.

BY ORDER OF STAFFORD COUNTY BOARD OF SUPERVISORS



Gov. Bob McDonnell addresses the state's budget surplus before the joint money committees of the General Assembly in Richmond Monday as cabinet members look on.

State budget surplus tops \$585 million for last fiscal year

BY CHYLEEN DAVIS
THE FREE LANCE-STAR

RICHMOND — Gov. Bob McDonnell on Monday announced that the state ended fiscal year 2013 with a surplus of about \$585 million.

But most of it is already earmarked for the state's rainy day fund, the Water Quality Improvement Fund and other priorities, he said.

McDonnell was making the annual August revenue report to the General Assembly money committees.

He noted that the state budget posted a surplus every year of his four-year term, adding up to about \$2 billion over four years.

This year's total in "surplus" comes from \$204 million in revenues over collection estimates, and \$321 million in agency savings and balances.

McDonnell said a large chunk of the extra money—\$314 million—will go to the rainy day fund during the 2015 and 2016 budget years, which will help put that fund at about \$1 billion by 2016. That fund is the state's reserve fund. Lawmakers are required to make deposits to it in flush times and can tap it in years when revenue losses meet certain conditions.

The Water Quality Improvement Fund is due to get \$32 million in surplus money. Another \$21.7 million will go to the Transportation Trust Fund to help phase out accelerated sales tax payments from retailers. McDonnell said \$34.5 million will go to "cover the state's obligations" from natural disasters, and he wants to put \$22.5 million into the "FACT" fund he created to try to help mitigate the effect of federal budget cuts.

"Not much is unallocated," he told reporters after the presentation.

McDonnell will be writing one last budget, to be presented in December, before he leaves office in January.

He warned lawmakers that continuing federal government instability—the difficulty Congress has faced in passing budgets, the ongoing threat of sequestration cuts, etc.—makes state budgeting more difficult.

"How we deal with this federal uncertainty becomes the number one factor that

guides budget development," McDonnell said.

He also said the state and localities are going to be required to put more money into the Virginia Retirement System's pension fund for state workers, which could add up to "hundreds of millions of dollars of additional employer contributions."

The state has chronically underfunded the VRS system, leaving it with increasing unfunded liabilities, and

is still repaying money "borrowed" from VRS to help balance the budget several years ago.

To help fix the system, state lawmakers agreed to budget for a lower rate of return in the VRS system, which means they must put more state dollars into the system.

That could be about \$160 million a year in state dollars, McDonnell's staff said.

Chyleen Davis • 540-368-5028
cdavis@freelancestar.com

Hagel announces plan to visit China next year

BY ROBERT BURNS
AN NATIONAL SECURITY WRITER

WASHINGTON — Defense Secretary Chuck Hagel announced Monday that he will visit China next year to capitalize on an improving trend in U.S.—China relations, even as Beijing casts a wary eye on the Pentagon's strategic "pivot" to Asia and the Pacific.

During a break in meetings at the Pentagon, Hagel and his Chinese counterpart, Gen. Chang Wanquan, told reporters they see room for greater U.S.—China military cooperation, including joint exercises and high-level visits. Hagel said he will participate for the first time in a major international maritime exercise known as Rim of the Pacific.

Hagel said he accepted Chang's invitation to visit Beijing in 2014. The last U.S. defense secretary to visit China was Leon Panetta in September 2012.

Chang and Hagel both spoke hopefully of building greater trust between the two nations' militaries and chipping away at long-held suspicions. But Chang in particular cautioned against

mistaking his country's friendliness for weakness.

"No one should fantasize that China would barter away our core interests, and no one should underestimate our will and determination in defending our territory, sovereignty and maritime rights," Hagel said through an interpreter.

He appeared to be referring to China's disputes with Vietnam, Malaysia, the Philippines and other Asian nations over territorial boundaries in the South China Sea. Hagel alluded to these tensions, saying in a prepared statement that while the U.S. does not take Chinese territorial claims, it encourages all parties to avoid allowing tensions to escalate into armed conflict.

Chang seemed to suggest that the U.S. not intervene in the territorial disputes.

"The Asia-Pacific is our common homeland," Chang said. "Any action that leads to trouble or provocation, any unwanted action out of self-interest or [that] further complicates or magnifies the situation would be highly irresponsible and will not lead to a favorable result."

The Obama administration for more than a year has promised a strategic pivot to the Asia-Pacific region following more than a decade of intense focus on the greater Middle East.

Chang said China hopes this shift, which Washington now calls a "rebalance," will be done constructively and as part of a comprehensive approach that includes greater U.S. economic and social interaction in the region. Already, however, it appears that Washington is focusing primarily on increased military activity, he said.

He said "certain Asia-Pacific nations have noticed that the military component of an adjusted U.S. strategy in the region is being 'highlighted.'" He appeared to be alluding in part to new U.S. Marine rotational deployments to Australia.

"We also noticed that the frequency and intensity of such joint military exercises are increasing in recent time," he said. "To a certain degree this kind of intensified military activity further complicated the situation in the region." He did not elaborate.

PUBLIC HEARING

The Stafford County Board of Supervisors will hold a Public Hearing on Tuesday, September 3, 2013, beginning at 7:00 PM, or as soon thereafter as the matter may be heard, in the Board Chambers, George L. Gordon, Jr. Government Center, 1300 Courthouse Road, on the items listed below.

ABANDONMENT OF A SECTION OF ROCKY RUN ROAD (STATE ROUTE 690); FROM APPROXIMATELY 1.1 MILES SOUTH OF GREENBANK ROAD TO APPROXIMATELY 1.8 MILES SOUTH OF GREENBANK ROAD, AND ALL OF BROOKVIEW LANE (STATE ROUTE 802) AND BEEVA WOODS DRIVE (STATE ROUTE 803) DUE TO THE ROCKY RUN RESERVOIR PROJECT

The public hearing may be continued or adjourned. Copies of the full text of the above items and related materials are available in the County Administrator's Office and may be examined Monday through Friday between the hours of 8:00 AM and 4:30 PM. All interested individuals are invited to attend and present oral or written comments. Persons in need of special accommodations in order to preview the information or to participate in the public hearing should contact the County Administrator's Office at (540) 658-4541 so that reasonable accommodations can be provided.

BY ORDER OF
STAFFORD COUNTY BOARD OF SUPERVISORS

PUBLIC HEARING

The Stafford County Board of Supervisors will hold a Public Hearing on Tuesday, September 3, 2013, beginning at 7:00 PM, or as soon thereafter as the matter may be heard, in the Board Chambers, George L. Gordon, Jr. Government Center, 1300 Courthouse Road, on the items listed below.

CONDEMNATION AND EXERCISE OF QUICK-TAKE POWERS TO ACQUIRE RIGHT-OF-WAY TEMPORARY CONSTRUCTION EASEMENT AS WELL AS PROPERTY TO BE CONVEYED TO VERIZON AND DOMINION VIRGINIA POWER FOR USE AS A PERMANENT UTILITY EASEMENT, ON A PORTION OF TAX MAP PARCEL 36-19, OWNED BY EDWIN AND SANDRA DECKER, IN CONNECTION WITH THE POPLAR ROAD PHASE II SAFETY IMPROVEMENTS PROJECT

and

ON A PORTION OF THE PROPERTY OF Tax Map PARCEL 36-20A, OWNED BY HEATH AND APRIL FERNALL

The public hearing may be continued or adjourned. Copies of the full text of the above items and related materials are available in the County Administrator's Office and may be examined Monday through Friday between the hours of 8:00 AM and 4:30 PM. All interested individuals are invited to attend and present oral or written comments. Persons in need of special accommodations in order to preview the information or to participate in the public hearing should contact the County Administrator's Office at (540) 658-4541 so that reasonable accommodations can be provided.

BY ORDER OF
STAFFORD COUNTY BOARD OF SUPERVISORS

SPOTSYLVANIA COUNTY

NOTICE OF PUBLIC INFORMATION MEETING PROPOSED FIRE/ RESCUE STATION NO. 11

Lee's Hill South Community Center

Thursday, September 5th, 2013

7:00-9:00 p.m.

A Public Information Meeting is scheduled for Thursday, September 5th, 2013, between the hours of 7:00 p.m. and 9:00 p.m., at the Lee's Hill South Community Center. This meeting will provide citizens the opportunity to view the County's preliminary plans and location for the proposed Fire/Rescue Station No. 11 facility.

Format of Meeting: This meeting will be an "Open House" format with maps, renderings and plans available for viewing. County staff will be present to answer questions regarding the proposed plans and location.

Location/Directions: Lee's Hill South Community Center, 9901 Old Dominion Parkway, Fredericksburg, VA 22406. Directions: From Route 1 (Jefferson Davis Highway) turn left onto Mills Drive/US 17, travel approximately 1.3 miles. Turn left onto Old Dominion Parkway. Location is approximately 0.5 miles on the right.

All interested persons are invited to attend. For more information, contact R. Wayne Brooks, Division Director of Capital Construction at 540-507-7001 or 540-507-7009, or e-mail wbrooks@spotsylvania.va.us.

Spotsylvania County ensures nondiscrimination in all programs and activities in accordance with Title VI of the Civil Rights Act of 1964. For special assistance or information call 540-507-7009.

PUBLIC HEARING

STAFFORD COUNTY BOARD OF SUPERVISORS

The Stafford County Board of Supervisors will hold a Public Hearing on Tuesday, September 3, 2013, beginning at 7:00 PM or as soon thereafter as the matter may be heard, in the Board of Supervisors Chambers, George L. Gordon, Jr. Government Center, 1300 Courthouse Road, Stafford, Virginia, on the items listed below.

- Amendment to the Zoning Ordinance—Proposed Ordinance 013-33** would amend and reorganize Stafford County Code Section 25-58(d), "Historic resource overlay district regulations," to reduce the required time frame for the Architectural Review Board to receive complete applications prior to its meeting from thirty (30) days to fourteen (14) days or more. In addition, the proposed Ordinance would add the word "complete" prior to "application."
- Amendment to the Subdivision and Zoning Ordinance—Proposed Ordinance 013-34** would amend Stafford County Code Section 22-215, "Lighting," to clarify and define pedestrian scale lighting and street lighting. The proposed Ordinance would also amend Section 28-25, "Districts," to define several terms associated with lighting in the proposed amendments. Proposed Ordinance 013-34 would further amend Section 28-87, "Outdoor lighting standards," to (1) create new outdoor lighting standards for all new commercial, industrial, and residential lighting installations or replacement of existing outdoor lighting fixtures, (2) create new lighting standards that will minimize glare, light trespass, overlighting, and skyglow, while ensuring safety and security and conserving energy for businesses and residents of the County, (3) create exemptions from the lighting standards for certain listed uses such as nonconforming uses, government lighting requirements, lights for emergency use, holiday lights, flag lighting, and airport lighting; and (4) create exemptions from and allow modification, waiver or variation of the lighting standards for uses, as determined by the Administrator or CPEE. Specific lighting applying standards as provided in the Ordinance. Additionally, the proposed Ordinance would streamline the review process by eliminating the need for conditional use permits in all zoning districts for pole heights taller than the zoning district's standards.
- Amendment to Zoning Ordinance—Proposed Ordinance 013-36** would amend Stafford County Code, Section 28-25, "Definition of Specific Terms," to add definitions for the following terms: brew, distillery, and microbrewery. The proposed Ordinance would amend Section 28-25, Table 3.1, "District Uses and Standards," to allow a microbrewery by special exception in the B-2, Urban Community Zoning District and by-right in the M-1, Light Industrial and M-2, Heavy Industrial Zoning Districts, to allow a microbrewery with facilities for social events by conditional use permit in the M-1 and M-2 Zoning Districts, to allow distillery or brewery use by conditional use permit in the M-1 Zoning District and by-right in the M-2 Zoning District, and to allow a brewery or distillery use with facilities for social events by conditional use permit in the M-2 Zoning District. Lastly, proposed Ordinance 013-36 would add Section 28-39(w), "Microbrewery," to the County Code to prescribe special regulations associated with microbrewery use.
- RC1209138, Reclassification—Leoland Station Traffic Amendment—A** proposal to amend traffic conditions in Assessors' Parcel 46-92B, 46-93 (portions) and 46-93E, zoned PD-1, Planned Development-1, consisting of 131.61 acres. The Property is located on the north side of Primmer House Road and east and west side of Leoland Road, within the Falmouth Election District.

Existing Proffers: The existing proffers, pursuant to Ordinance 094-15, dated March 2, 2004, would be amended as described below.

Proposed Proffers: The proposed amendments would amend the existing proffers to:

- change the Generalized Development Plan;
- reduce the maximum number of residential units in all of Leoland Station from 743 to 709, with the number of single family detached units in sections 6A, 6C, and 6D not to exceed 118;
- delete requirement for at least 160 age restricted units and associated unit types;
- clarity that an inter-paned connection will be provided between the commuter rail station and adjoining parcels;
- add a new cash proffer which would require the applicant to contribute \$700,000 into an escrow account in two payments. The first payment of \$400,000 shall be made prior to issuance of the 500th residential building permit and may be disbursed at the County's request to support a temporary artificial turf field at Stafford High School. The second payment of \$300,000 shall be made prior to issuance of the building permit for the 50th residential unit in sections 6A, 6B, and/or 6D and shall be disbursed at the direction of the applicant for the cost of installation of a traffic signal at the intersection of Leoland Road and Primmer House Road. If the funds are not used for the turf field, or there are unused funds after installation of the traffic signal, or if the traffic signal is not installed by issuance of the 500th residential building permit, the funds will be distributed to the County to be utilized for schools and parks and recreation in the vicinity of Leoland Station;
- complete the 12-inch water main connection on Primmer House Road over the CSX tracks or to the north of the CSX tracks to connect to the existing water main on Leoland Road;
- dedicate to the County approximately 3 acres of land to the north of the current library site for use as County passive recreation, and/or expansion of the VRE parking lot, in exchange for reacquiring Parcel 46-93E back from the County (subject to further review and approval by the Board of Supervisors);
- add a requirement that 25 percent of the combined area within sections 6A, 6B, and 6D shall remain as open space;
- delete requirement to construct three one 1/2-acre playing fields;
- prohibit vehicle fuel sales from being permitted on the property;
- delete phasing requirements for the development of commercial uses;
- access shall be retained from Primmer House Road (Morton Road alignment) to the VRE commuter lot through the commercial site;
- allow the County to continue to use the commercial portion of the site for VRE parking consistent with the terms of the current lease until 6 months after the date of submission of the final site plan for any portion of the commercial area; and
- delete transportation, recreation, education, cash contribution, archeological survey, stormwater management, canine training area, and commuter rail parking proffers that have already been satisfied.

Comprehensive Plan recommends the property for Urban Development Area use. Urban Development Areas are areas of the County where an urban scale of development is most appropriate. These areas will support a more intensive, pedestrian and transit oriented form of development, located in close proximity to primary road networks, transportation hubs and along the rail corridor. Focus is placed on the form of development, incorporating principles of traditional neighborhood design.

The public hearings may be continued or adjourned. Copies of the above items and related materials are on file in the County Administrator's Office and the Department of Planning and Zoning, 1309 Courthouse Road, and may be examined Monday through Friday between the hours of 8:00 AM and 4:30 PM. All interested individuals are invited to attend and present oral or written comments. Persons in need of special accommodations in order to preview the information or to participate in the public hearing should contact the Department of Planning and Zoning at (540) 658-8668 so that reasonable accommodations can be provided.

BY ORDER OF THE STAFFORD COUNTY BOARD OF SUPERVISORS

Expert Jewelry Repairs done on premises.

Free cleaning and inspection

Crown Jewelers

540/373-4421
200 William Street
Downtown Fredericksburg
www.CrownJewelersFredericksburg.com