

## BOARD OF SUPERVISORS

### Agenda Item

|                                         |                                                                                                                                                            |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b>                    | June 20, 2017                                                                                                                                              |
| <b>Title:</b>                           | Consider a Request for a Reclassification from A-1, Agricultural Zoning District to M-1, Light Industrial Zoning District on Tax Map Parcel No. 54E-2-19A. |
| <b>Department:</b>                      | Planning and Zoning                                                                                                                                        |
| <b>Staff Contact:</b>                   | Jeffrey A. Harvey, Director                                                                                                                                |
| <b>Board Committee/<br/>Other BACC:</b> | Planning Commission                                                                                                                                        |
| <b>Staff Recommendation:</b>            | Approval                                                                                                                                                   |
| <b>Fiscal Impact:</b>                   | N/A                                                                                                                                                        |
| <b>Time Sensitivity:</b>                | January 26, 2018                                                                                                                                           |

#### ATTACHMENTS:

|    |                                      |    |                                   |
|----|--------------------------------------|----|-----------------------------------|
| 1. | Background Report                    | 5. | GDP last revised 3/7/17           |
| 2. | Proposed Ordinance O17-23 (Approval) | 6. | Land Use Action Request           |
| 3. | Proposed Resolution R17-125 (Denial) | 7. | Application and Related Materials |
| 4. | Proposed Proffers, dtd 3/16/17       | 8. | PC Minutes dtd 5/10/17            |

|                       |   |                       |  |                            |
|-----------------------|---|-----------------------|--|----------------------------|
| <b>Consent Agenda</b> |   | <b>Other Business</b> |  | <b>Unfinished Business</b> |
| <b>Discussion</b>     |   | <b>Presentation</b>   |  | <b>Work Session</b>        |
| <b>New Business</b>   | X | <b>Public Hearing</b> |  | <b>Add-On</b>              |

#### REVIEW:

|   |                                        |                           |
|---|----------------------------------------|---------------------------|
| X | County Administrator                   | <i>Thomas C. Foley</i>    |
| X | County Attorney<br>(legal review only) | <i>Charles L. Thumato</i> |

|                  |                   |
|------------------|-------------------|
| <b>DISTRICT:</b> | George Washington |
|------------------|-------------------|

## **BACKGROUND REPORT**

The Board is asked to consider a request for a reclassification from the A-1, Agricultural Zoning District to the M-1, Light Industrial Zoning District on Tax Map Parcel No. 54E-2-19A. The applicant, Johnson Commercial Real Estate, Inc., intends to construct a mini-storage facility on the property (Project), in conjunction with the adjacent Tax Map Parcel No. 54E-2-13 which is also owned by the applicant and currently zoned M-1, Light Industrial.

### **Existing Conditions**

The site is wooded and relatively level, with 100 feet of frontage on Cool Spring Road. This property was previously owned by CSX, and the remains of railroad spur lines and storm drainage culverts exist on the site. An active CSX rail line known as the Dahlgren Spur runs along the eastern property line. Along the western property line, at a lower elevation, there is a cleared parcel with a communication tower and gravel access road. On the north side of the access road, there is an area enclosed with chain link fencing, which is being used as a contractor equipment storage yard. Along the southern property line, there is a business and a single-family home that is being used as a contractor's office. The site also shares about 170 feet of its southern property line with the adjacent church. The site has no sensitive environmental resources. This is the last remaining A-1, Agricultural zoned property along Cool Spring Road.



*Site - Aerial View*

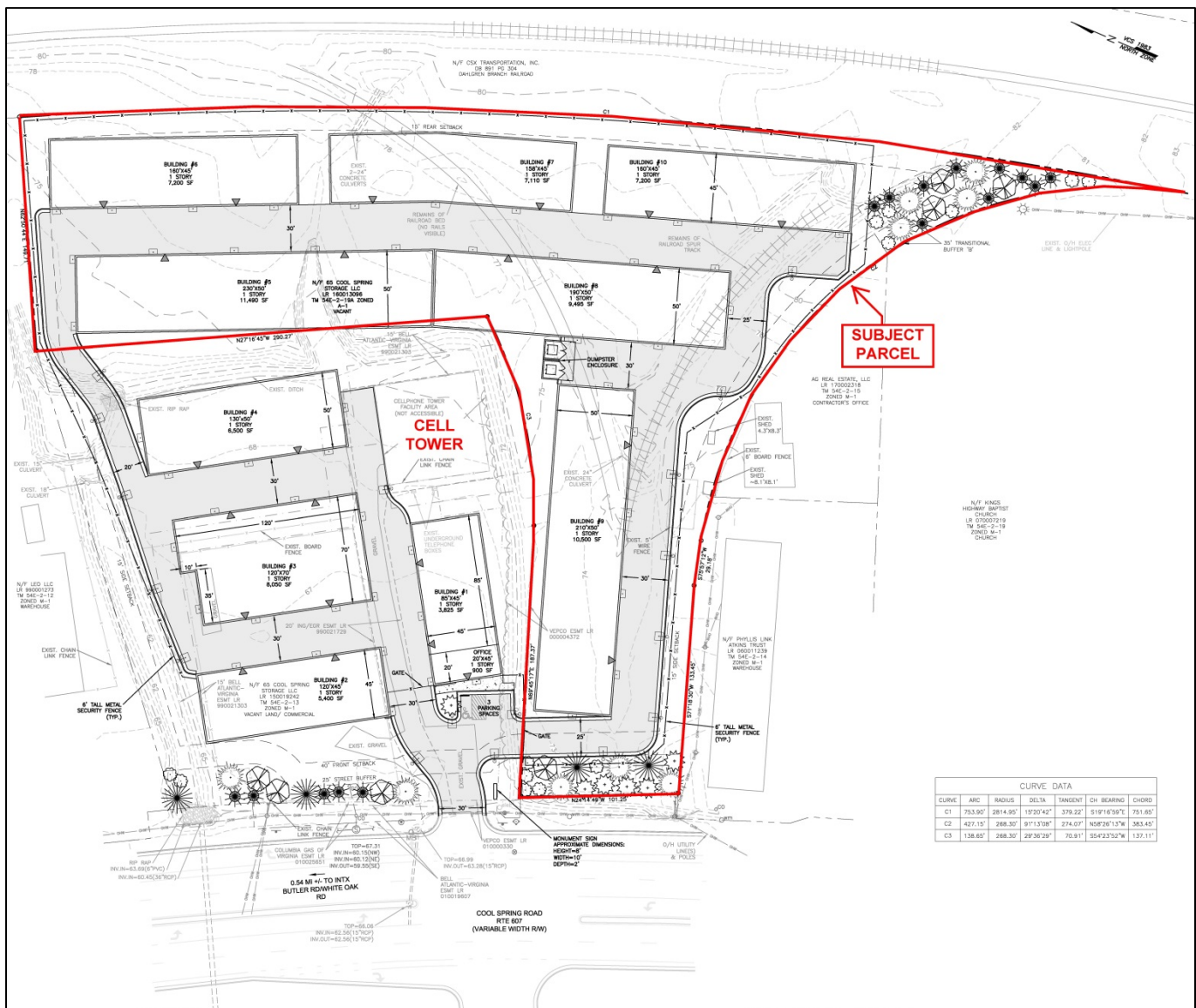


Zoning Map



Generalized Development Plan (Attachment 5)

The Generalized Development Plan (GDP) submitted by the applicant illustrates the site layout for the proposed mini-storage facility. Multiple single-story storage buildings and an office are proposed, with a total building square footage of 76,770 for the entire Project. Within the subject parcel there is approximately 53,000 square feet of building space proposed. The development will utilize an existing access road off of Cool Spring Road that currently serves as the access to the cell tower and the equipment storage yard on the adjacent parcel. Since the subject parcel is at a higher elevation than this adjacent parcel and the cell tower limits the ability to mass grade the site, the applicant is proposing to develop the subject parcel at the current grade and connect it with the lower elevation parcel through two drive aisles. The office and supporting parking spaces are proposed to be located on the lower parcel (54E-2-13) near the existing access on Cool Spring Road. The dumpster pad is located between two of the proposed storage buildings on the subject parcel.



GDP

### Comprehensive Plan

The Comprehensive Plan identifies this property within the business and industry land use designation. Business and industry designated areas are intended to serve as the primary economic engines for the County, where large scale uses are developed that serve broad markets. Warehousing is not cited as a desirable business in these locations, but would be an accessory to manufacturing, wholesale business and distribution facility. The Comprehensive Plan identifies warehousing as preferable industrial use within suburban designated areas.

Staff notes that while the proposed mini-storage use is not fully consistent with the vision of business and industrial designated areas, the proposed use would be consistent with the type and scale of development surrounding the property, as well as industrial type of development appropriate for suburban areas. Staff also notes that the configuration of the site is not conducive for large scale business and industrial development. Staff believes that the proposed site layout is an acceptable way to develop the site given constraints such as the existing communication tower and topography.



*Future Land Use Plan*

### Transportation

The subject property is located on the east side of Cool Spring Road. Cool Spring Road is a 4-lane divided facility with bike lanes and a posted speed limit of 45 miles per hour. The estimated traffic volume is 16,000 vehicle trips per day, and currently there are no planned road improvements.

The applicant has proposed a proffer to limit the traffic generated from this site to a maximum of 500 VPD, and therefore a transportation impact analysis (TIA) and impact statement were not required with this application. This proffer would limit the types and intensity of development that could occur on the site. It was estimated that the proposed mini-storage use would generate up to 376 vehicle trips per day (VPD), which is under the threshold requiring a TIA.

The applicant has also proffered that the subject parcel would only be accessed through the adjacent parcel 54E-2-13, and no new entrances will be constructed on Cool Spring Road. These proffers should help minimize the impacts of the development on the transportation network.

#### Proffer Summary

The following is a summary of the submitted proffers:

- Site access will be through the adjacent parcel 54E-2-13, there will be no new entrance on Cool Spring Road;
- The existing equipment storage yard and associated fencing on the adjacent parcel 54E-2-13 will be removed in conjunction with the first phase of development;
- The existing sheds on the subject parcel will be removed in conjunction with the first phase of development;
- The subject parcel and adjacent parcel 54E-2-13 will be consolidated concurrent with site plan review; and
- The combined use or uses on the property will not result in the generation of more than 500 average vehicle trips per day. The applicant will submit a running tabulation with each site plan to track VPD for the site.

#### EVALUATION CRITERIA

County Code Sec. 28-206 lists 12 criteria to be considered at each public hearing for reclassification.

1. Compliance of the request with the stated requirements of the district or districts involved - *The request is in compliance with the stated requirements of the M-1 Zoning District.*
2. The existing use and character of the property and the surrounding property - *The property is currently undeveloped. The Cool Spring Road corridor and properties surrounding the subject parcel are largely developed with various M-1 uses. The proposed development is in keeping with the character and development pattern in this area.*
3. The suitability of the property for various uses - *The configuration and size of this property, along with the adjacent telecommunications tower, limits its stand-alone development potential. The proposal to combine this property with adjacent M-1 zoned property for development will allow it to be utilized more effectively. The proposed development as a mini storage use appears to be a suitable use for the property given some of the development constraints.*
4. The trend of growth and development in the surrounding area - *A variety of industrial uses exist in the vicinity of this property. The vision for the future of the area supports the development of industrial uses.*
5. The current and future requirements of the County for land - *No County needs are identified on the site.*
6. The transportation requirements of the project and the County, and the impact of the proposed land-use on the County's transportation network - *The site has access to an existing 4-lane divided road. This project would produce minimal traffic impacts, and the potential for impacts would be further reduced through the proffers that the applicant has offered.*

7. Requirements for schools, parks, recreational lands and facilities, and other public services, potentially generated by the proposed classification - *There would be a slight decrease in impacts to the County Schools and Parks system with this proposal, since one dwelling unit could be built on the property under the current A-1 zoning. Impacts on other public services would be minimal.*
8. The conservation of property values in the surrounding area - *The proposed development would result in more effective utilization of an undeveloped property along a corridor that is largely developed with business and industry uses. The proposed development should not have a negative effect on any property values in the surrounding area. Screening and buffers should minimize impacts on adjacent uses. Staff believes that the mini storage concept would be a good transitional use considering the adjacent church.*
9. The preservation of natural resources and the impact of the proposed uses on the natural environment - *The site does not contain sensitive natural resources.*
10. The most appropriate use of land - *The Land Use Plan recommends this area for business and industry use. The proposed uses are consistent with this Comprehensive Plan recommendation, and consistent with surrounding development.*
11. The timing of the development of utilities and public facilities, and the overall public costs of the development - *The area is served by existing water and sewer utilities. The Applicant would install any required transportation and utility improvements for the project at their expense.*
12. The consistency, or lack thereof, of the proposed rezoning with the Stafford County Comprehensive Plan as in effect at that time - *The proposal is consistent with the Comprehensive Plan recommendation for business and industry development in the Cool Spring Road area.*

#### SUMMARY OF POSITIVE AND NEGATIVE FEATURES:

##### POSITIVE

1. The proposed M-1 zoning classification is consistent with the land use recommendations in the Comprehensive Plan.
2. The proposal is consistent with the established development patterns in the vicinity.
3. Proffers will help minimize impacts to the transportation network.
4. Property configuration supports the proposed use.

##### NEGATIVE

1. Proposed mini storage use is not consistent with the Business and Industry recommendations in the Comprehensive Plan. However, the proposed use is compatible with Business and Industry uses.

##### RECOMMENDATION

At its meeting on May 10, 2017, the Planning Commission voted 6-0 (Ms. Bailey was absent) to recommend approval of the application.

Staff recommends approval of this application (RC17151632) with proffered conditions pursuant to Ordinance O17-23.

PROPOSED

BOARD OF SUPERVISORS  
COUNTY OF STAFFORD  
STAFFORD, VIRGINIA

ORDINANCE

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 20<sup>th</sup> day of June, 2017:

MEMBERS:

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

VOTE:

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

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT, TAX MAP PARCEL NO. 54E-2-19A, LOCATED WITHIN THE GEORGE WASHINGTON ELECTION DISTRICT

WHEREAS, Johnson Commercial Real Estate, Inc. (Applicant), submitted application RC17151632, requesting a reclassification from the A-1, Agricultural Zoning District to the M-1, Light Industrial Zoning District, on Tax Map Parcel No. 54E-2-19A, located within the George Washington Election District; and

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

WHEREAS, the Board finds that the requested zoning amendment is compatible with the surrounding land uses and meets the criteria for a rezoning in Stafford County Code Sec. 28-206; and



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

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 20<sup>th</sup> day of June, 2017, that the Stafford County Zoning Ordinance be and it hereby is amended and reordained by amending the Zoning District Map to reclassify from the A-1, Agricultural Zoning District to the M-1, Light Industrial Zoning District, on Tax Map Parcel No. 54E-2-19A, in the location identified on the plat entitled ALTA/NSPS LAND TITLE SURVEY ON THE LANDS OF PERRY R. SISSON, prepared by Fairbanks & Franklin, dated March 4, 2016, with proffers entitled "PROFFERS - Cool Spring Storage Facility" dated March 16, 2017.

TCF:JAH:bg

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 20<sup>th</sup> day of June, 2017:

-----  
MEMBERS:

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

VOTE:

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

A RESOLUTION TO DENY THE REQUEST TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT, ON TAX MAP PARCEL NO. 54E-2-19A, LOCATED WITHIN THE GEORGE WASHINGTON ELECTION DISTRICT

WHEREAS, Johnson Commercial Real Estate, Inc. (Applicant), submitted application RC17151632, requesting a reclassification from the A-1, Agricultural Zoning District to the M-1, Light Industrial Zoning District, on Tax Map Parcel No. 54E-2-19A, located within the George Washington Election District; and

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

WHEREAS, the Board finds that the requested zoning amendment is incompatible with the surrounding land uses and does not meet the criteria for a rezoning in Stafford County Code Sec. 28-206;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 20<sup>th</sup> day of June, 2017, that the application RC17151632 be and it hereby is denied.

TM 54E-2-19A

Rev 03-16-17

PROFFERS  
Cool Spring Storage Facility  
Stafford County #RC17151632

65 COOL SPRING STORAGE, LLC ("the Applicant") has applied for a reclassification to M-1 (Light Industrial) zoning with proffers for Tax Map Parcel 54E-2-19A. In the event that the above referenced reclassification is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. In the event that the above referenced reclassification is approved, the proffers shall take effect with the reclassification and shall thereafter apply to the subject parcel unless later modified by the Board of Supervisors.

1. The site will have access to Cool Spring Road through Tax Parcel 54E-2-13. No new entrance will be constructed on Cool Spring Road.
2. The equipment storage yard and associated fencing on parcel 54E-2-13 will be removed in conjunction with the first phase of development. Cell Tower fencing excluded.
3. The existing sheds on Tax Parcel 54E-2-19A adjacent to Tax Parcel 54E-2-15 will be removed in conjunction with the first phase of development.
4. The applicant shall consolidate Tax Parcels 54E-2-13 and 54E-2-19A into one parcel concurrent with the site plan review.
5. The combined use or uses constructed and/or operated on the Property (defined as Tax Parcel 54E-2-19A) shall not result in more than 500 average vehicle trips per day, as calculated by the latest edition of the ITE manual. The Applicant shall submit a running tabulation of vehicle trips per day for each use as a part of the review of each site plan submitted for this Property. In no case shall the applicant be responsible for furnishing additional studies, traffic counts, or other interpretation other than the data available in the latest edition of the ITE manual.

WITNESS the following signature

65 COOL SPRING STORAGE, LLC

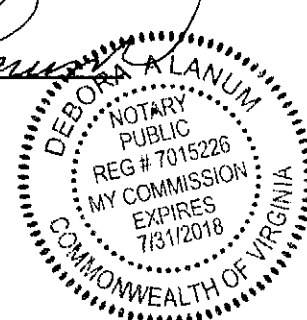
By: William R. Johnson  
William R Johnson  
Managing Member

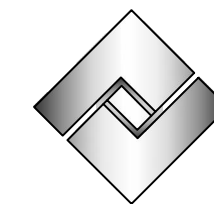
COMMONWEALTH OF VIRGINIA  
COUNTY OF STAFFORD

The foregoing instrument was acknowledged before me this 18 day of April  
2017 William R. Johnson, Managing Member

Debra A. Lanum  
Notary Public

My Commission Expires: 7/31/2018





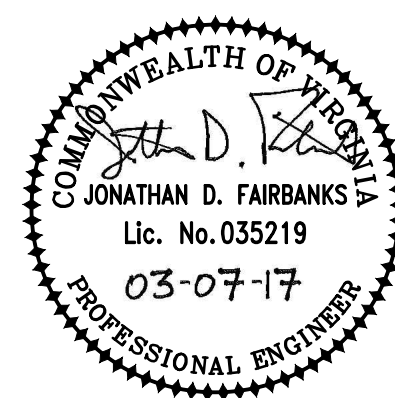
Fairbanks &  
Franklin

Civil Engineering  
Land Planning

1005 Mahone Street  
Fredericksburg, VA 22401  
(540) 899-3700

GENERALIZED DEVELOPMENT PLAN  
FOR REZONING

COOL SPRING STORAGE  
65 COOL SPRING ROAD  
STAFFORD COUNTY, VIRGINIA

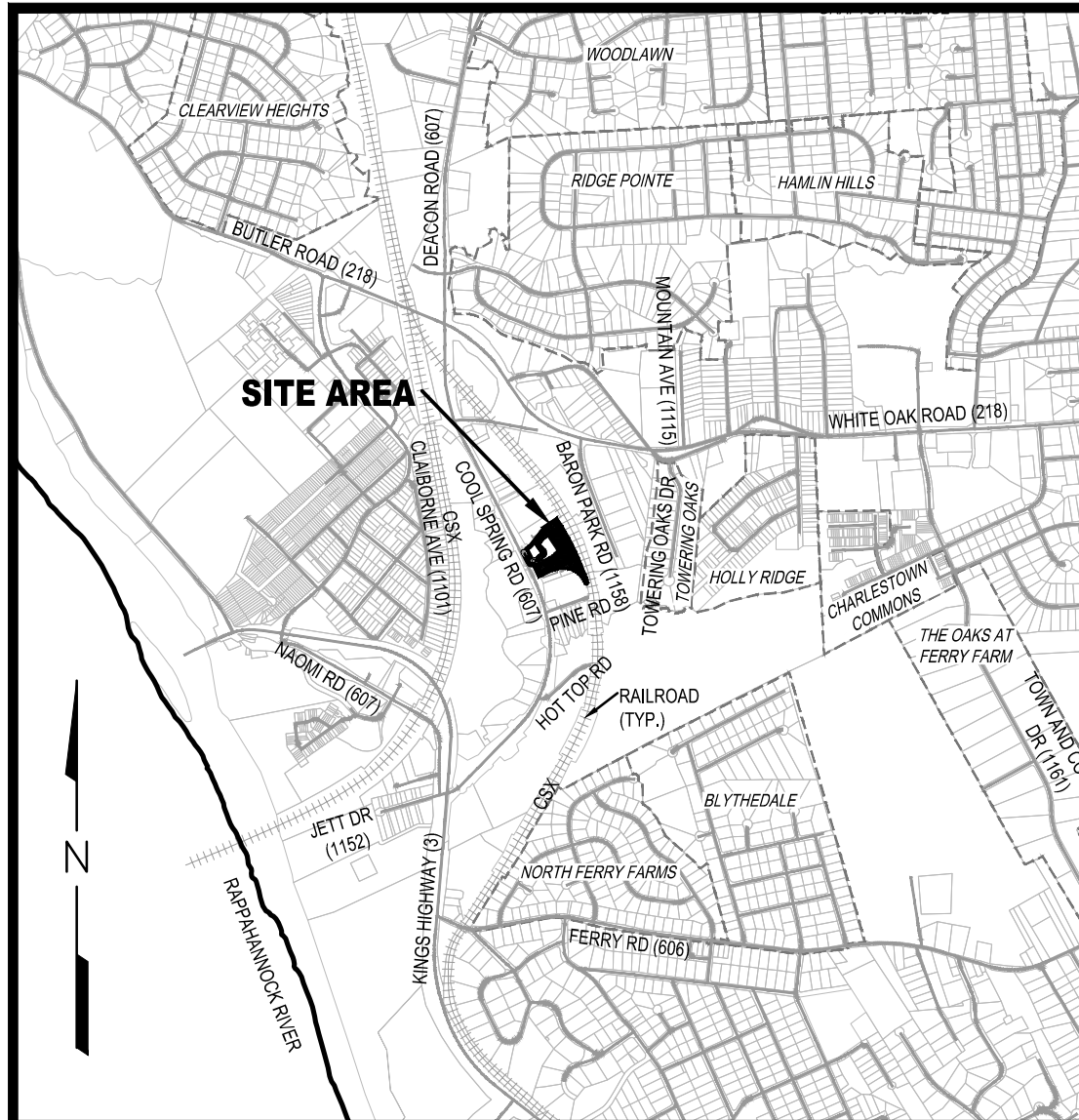


DATE : 01-06-17  
DESIGNED: JDF  
DRAWN : JAC  
CHECKED : JRF

REVISIONS:  
03-07-17

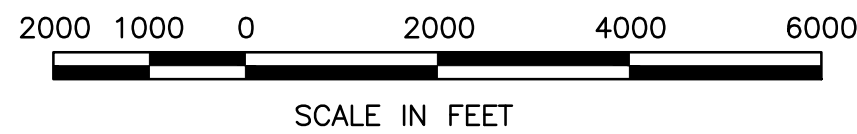
DOCUMENT NO.  
**194-1011**

SHEET  
**1** OF **1**



VICINITY MAP

SOURCE: STAFFORD  
COUNTY GIS



SITE INFORMATION:

SITE INFORMATION

APPLICANT: JOHNSON COMMERCIAL REAL ESTATE, INC.  
401 CHATHAM SQUARE OFFICE PARK  
FREDERICKSBURG, VA 22405  
(540) 371-8976

OWNER: 65 COOL SPRING STORAGE LLC  
401 CHATHAM SQUARE OFFICE PARK  
FREDERICKSBURG, VA 22405  
(540) 371-8976

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

TAX PARCEL: 54E-2-19A  
PARCEL AREA: 2.65 AC  
PROPOSED USE: WAREHOUSING, MINI-STORAGE (1 STORY)  
CURRENT ZONING: A-1 (AGRICULTURAL)  
PROPOSED ZONING: M-1 (LIGHT INDUSTRIAL)  
BUILDING HEIGHT: 1 STORY (APPROX. 15')

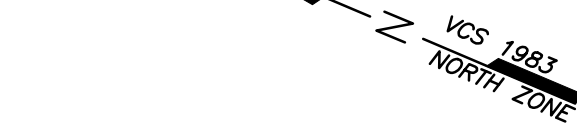
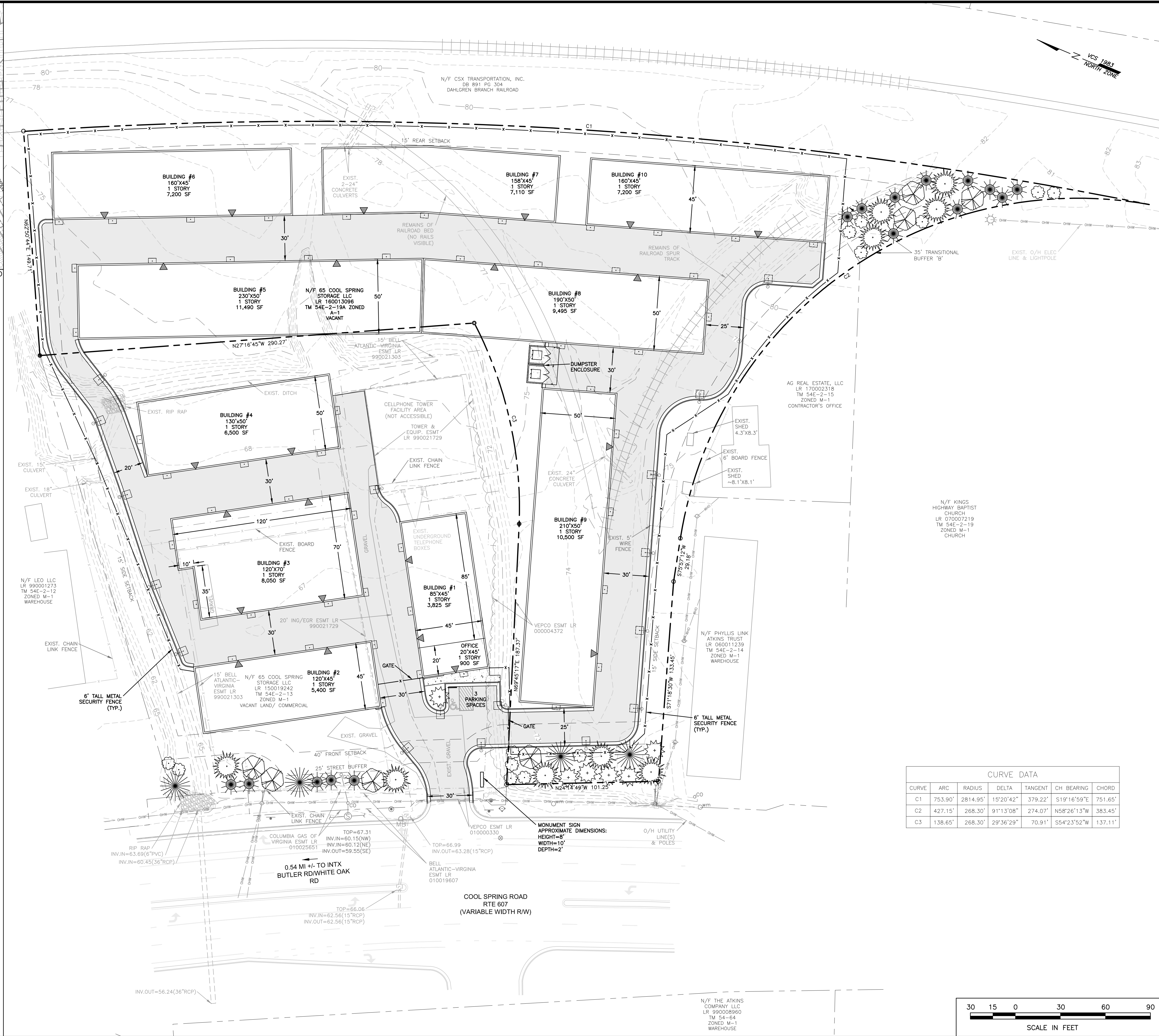
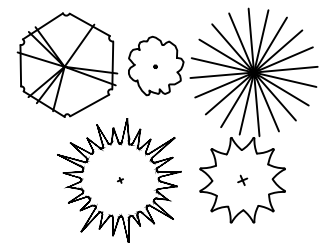
NOTES:

1. THERE ARE NO KNOWN WETLANDS OR WATERS OF THE U.S. ON THE PROPOSED PARCEL.
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 MINI-STORAGE PARCEL LIES WITHIN FLOOD ZONE X AS SHOWN ON COMMUNITY PANEL 5101540 212E DATED FEBRUARY 4, 2005. FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. FAIRBANKS & FRANKLIN PREPARED A BOUNDARY AND TOPOGRAPHIC SURVEY FOR THIS SITE IN NOVEMBER OF 2015.
6. EASEMENTS TAKEN FROM ALTA SURVEY PREPARED BY FAIRBANKS & FRANKLIN TITLED "ALTA/ACSM LAND TITLE SURVEY ON THE LANDS OF 65 COOL SPRING STORAGE, LLC" DATED NOV. 22, 2015.

LEGEND

|                                               |          |
|-----------------------------------------------|----------|
| EXISTING STORM                                | 15" HDPE |
| EXISTING STORM MANHOLE                        | ⊙        |
| EXISTING SANITARY SEWER                       | 6" S     |
| EXISTING SANITARY MANHOLE                     | ⊙        |
| EXISTING WATER VALVE                          | ⊙        |
| EXISTING WATER METER                          | ⊙/WM     |
| EXISTING STORM STRUCTURE                      | ⊙/WM     |
| PROPOSED CURB & GUTTER                        | —        |
| SUBJECT PARCEL PROPERTY LINE                  | —        |
| EXISTING CONTOUR LINE                         | 350      |
| PROPOSED FENCE                                | x        |
| EXISTING SIGN                                 | —        |
| EXISTING OVERHEAD UTILITY                     | —        |
| PROPOSED PAVEMENT                             | —        |
| PROPOSED SIDEWALK                             | —        |
| EXISTING RIPRAP                               | —        |
| EXISTING TELEPHONE EASEMENT                   | —        |
| EXISTING GAS EASEMENT                         | —        |
| EXISTING TELEPHONE TOWER & EQUIPMENT EASEMENT | —        |
| EXISTING ELECTRIC EASEMENT                    | —        |
| PROPOSED SITE LIGHTING                        | —        |
| PROPOSED BUILDING ENTRANCE/EXIT               | —        |

PROPOSED LANDSCAPING

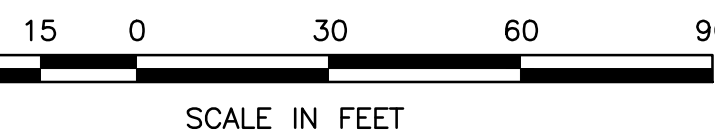


EXIST. O/H ELEC  
LINE & LIGHTPOLE

N/F KINGS  
HIGHWAY BAPTIST  
CHURCH  
LR 070007219  
TM 54E-2-19  
ZONED M-1  
CHURCH

N/F PHYLLIS LINK  
ATKINS TRUST  
LR 060011239  
TM 54E-2-14  
ZONED M-1  
WAREHOUSE

N/F THE ATKINS  
COMPANY LLC  
LR 990008960  
TM 54-64  
ZONED M-1  
WAREHOUSE



| CURVE DATA |         |          |           |         |             |
|------------|---------|----------|-----------|---------|-------------|
| CURVE      | ARC     | RADIUS   | DELTA     | TANGENT | CH BEARING  |
| C1         | 753.90' | 2814.95' | 15°20'42" | 379.22' | S19°16'59"E |
| C2         | 427.15' | 268.30'  | 91°13'08" | 274.07' | N58°26'13"W |
| C3         | 138.65' | 268.30'  | 29°36'29" | 70.91'  | S54°23'52"W |

MONUMENT SIGN  
APPROXIMATE DIMENSIONS:  
HEIGHT=8'  
WIDTH=10'  
DEPTH=2'

COOL SPRING ROAD  
RTE 607  
(VARIABLE WIDTH R/W)

0.54 MI +/- TO INTX  
BUTLER RD/WHITE OAK  
RD



**LAND USE ACTION REQUEST**

**BOARD OF SUPERVISORS**

Date: June 20, 2017

☒ New

☐ Revised

☐ Unfinished

**REQUEST:** Reclassification from the A-1, Agricultural Zoning District to the M-1, Light Industrial Zoning District on Tax Map Parcel No. 54E-2-19A.

Conforms with the Comprehensive Plan? ☒ Yes ☐ No ☐ N/A

**CONDITIONS:** See proposed Ordinance 017-23

**APPLICANT:**

Name: William Johnson  
Johnson Commercial Real Estate, Inc.

Address: 401 Chatham Square Office Park  
Fredericksburg, VA 22405

**TAX STATUS:** Paid through December 2017

**PLANNING COMMISSION RECOMMENDATION:** Approve ☒ Deny ☐

At its meeting on May 10, 2017, the Planning Commission voted 6-0 (Ms. Bailey absent) to recommend approval of this application (RC17151632).

**TIMING:**

Application Date January 27, 2017 (submitted); January 27, 2017 (completed)

Advertisement Date/s April 25, 2017 and May 2, 2017

Plan. Comm. Action Date May 10, 2017 (Required) August 18, 2017

Proposed Board Action Date June 20, 2017 (Required) January 26, 2018

Project Information & Primary Contacts

**PROJECT INFORMATION**

**PROJECT #**

17151632

**Cool Spring Storage**

PROJECT NAME

SECTION

N/A

2.65

ADDRESS (IF AVAILABLE)

TOTAL SITE ACREAGE

54E-2-19A

A-1

TAX MAP /PARCEL(S)

ZONING DISTRICT

**East Side of Cool Spring Road (Rt. 607) between Rt 3 and Rt 218**

LOCATION OF PROJECT

**APPLICANT/AGENT** (Provide attachment if  
Applicant and Agent differ)

**Primary Contact Person** ☒

**William Johnson  
Inc.**  
NAME

**Johnson Commercial Real Estate**

COMPANY

**401 Chatham Square Office Park**

**Fredericksburg**

**Va**

**22405**

ADDRESS

CITY

STATE

ZIP

**54-0-220-6315**

**540-371-5651**

**Bill@johnsoncommercial.com**

**OWNER** (Provide attachments if multiple owners)

**Primary Contact Person** ☐

**65 Cool Spring Storage, LLC**

NAME

COMPANY

**401 Chatham Square Office Park**

**Fredericksburg**

**Va.**

**22405**

ADDRESS

CITY

STATE

ZIP

**540-220-6315**

**540-371-5651**

**Bill@johnsoncommercial.com**

PHONE NUMBER

FAX NUMBER

EMAIL ADDRESS

**PROFESSIONAL** (Engineer, Surveyor, etc.)

**Primary Contact Person** ☐

**Jon Fairbanks**

NAME

**Fairbanks & Franklin**

COMPANY

**105 Mahone St**

**Fredericksburg**

**Va.**

**22401**

ADDRESS

CITY

STATE

ZIP

**540-899-3700**

PHONE NUMBER

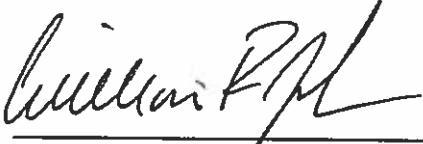
FAX NUMBER

**Fairbanks@ff-pc.com**

EMAIL ADDRESS

### 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 reclassification 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

William R Johnson

1/12/17

Printed Name

Date

Signature of Owner/Co Owner

Printed Name

Date

Signature of Owner/Co Owner

Printed Name

Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a reclassification 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

William R Johnson

1/12/17

Printed Name

Date

\* Additional sheets may be used, if necessary.

## General Information

Clearly indicate all information that applies to this project:

### DETAILED DESCRIPTION OF PROJECT

2.65 Acres of Industrially Zoned Land for a mini-storage facility.

### INFORMATION FOR FEE CALCULATIONS

2.65 # of Acres

Type of Rezoning:

- ☒ Standard Rezoning
- ☐ Planned Development
- ☐ Proffer Amendment
- ☐ Minor Proffer Amendment
- ☐ Minor Proffer Amendment (when submitted simultaneously with Minor Conditional Use Permit Application)

### INFORMATIONAL

Previous Ordinance # \_\_\_\_\_

Previous Resolution # \_\_\_\_\_

# of Lots (if rezoning to residential) \_\_\_\_\_

Original Zoning A-1

Proposed Zoning M-1

Proposed Use(s) Mini-Storage Warehouse

\_\_\_\_\_

\_\_\_\_\_



### List of Adjoining Property Owners

The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

|                                                  |                        |                     |
|--------------------------------------------------|------------------------|---------------------|
| <b>54E-2-12</b><br>TAX MAP / PARCEL              | <b>LEO LLC</b><br>NAME |                     |
| <b>10901 Holleybrooke Dr.</b><br>MAILING ADDRESS |                        |                     |
| <b>Spotsylvania</b><br>CITY                      | <b>Va.</b><br>STATE    | <b>22553</b><br>ZIP |

|                                              |                                                              |                     |
|----------------------------------------------|--------------------------------------------------------------|---------------------|
| <b>54E-2-14</b><br>TAX MAP / PARCEL          | <b>Phyllis Link, John W. III &amp; Philip Atkins</b><br>NAME |                     |
| <b>810 Woodlawn Drive</b><br>MAILING ADDRESS |                                                              |                     |
| <b>Fredericksburg</b><br>CITY                | <b>Va.</b><br>STATE                                          | <b>22405</b><br>ZIP |

|                                       |                                              |                     |
|---------------------------------------|----------------------------------------------|---------------------|
| <b>54E-2-15</b><br>TAX MAP / PARCEL   | <b>KING'S HIGHWAY BAPTIST CHURCH</b><br>NAME |                     |
| <b>15 Pine Rd.</b><br>MAILING ADDRESS |                                              |                     |
| <b>Fredericksburg</b><br>CITY         | <b>Va.</b><br>STATE                          | <b>22405</b><br>ZIP |

STAFFORD COUNTY  
Department of Planning and Zoning

|                                       |                                              |                     |  |
|---------------------------------------|----------------------------------------------|---------------------|--|
| <b>54E-2-19</b><br>TAX MAP / PARCEL   | <b>KING'S HIGHWAY BAPTIST CHURCH</b><br>NAME |                     |  |
| <b>15 Pine Rd.</b><br>MAILING ADDRESS |                                              |                     |  |
| <b>Fredericksburg</b><br>CITY         | <b>Va.</b><br>STATE                          | <b>22405</b><br>ZIP |  |

|                                                          |                                            |                     |  |
|----------------------------------------------------------|--------------------------------------------|---------------------|--|
| <b>54E-2-13</b><br>TAX MAP / PARCEL                      | <b>65 Cool Spring Storage, LLC</b><br>NAME |                     |  |
| <b>401 Chatham Square Office Park</b><br>MAILING ADDRESS |                                            |                     |  |
| <b>Fredericksburg</b><br>CITY                            | <b>Va.</b><br>STATE                        | <b>22405</b><br>ZIP |  |

|                                                         |                                        |                     |  |
|---------------------------------------------------------|----------------------------------------|---------------------|--|
| <b>N/A</b><br>TAX MAP / PARCEL                          | <b>CSX TRANSPORTATION INC.</b><br>NAME |                     |  |
| <b>500 WATER ST. TAX DEPT. C-910</b><br>MAILING ADDRESS |                                        |                     |  |
| <b>JACKSONVILLE</b><br>CITY                             | <b>FLA.</b><br>STATE                   | <b>32202</b><br>ZIP |  |

|                                              |                                       |                     |  |
|----------------------------------------------|---------------------------------------|---------------------|--|
| <b>54-64</b><br>TAX MAP / PARCEL             | <b>The Atkins Company LLC</b><br>NAME |                     |  |
| <b>115 Carroll Circle</b><br>MAILING ADDRESS |                                       |                     |  |
| <b>Fredericksburg</b><br>CITY                | <b>Va.</b><br>STATE                   | <b>22405</b><br>ZIP |  |

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:     | Cool Spring Storage |
| A/P #:            | 17151632            |
| 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.

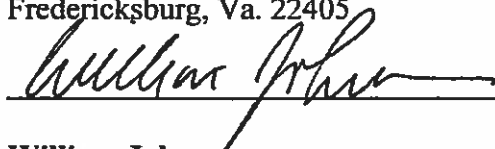
See Section 15.2-2289 for State Enabling Authority

### 1. Applicant information

Name of Applicant      William Johnson  
Name of Company      65 Cool Spring Storage, LLC

Applicant Address      401 Chatham Square Office Park  
Fredericksburg, Va. 22405

Applicant's Signature



Name of Agent      William Johnson

Address of Agent      401 Chatham Square Office Park, Fredericksburg, Va. 22405

### 2. Type of Application

☐ Conditional Use Permit

☒ Rezoning

☐ Variance

☐ Special Exception

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

STAFFORD COUNTY  
Department of Planning and Zoning

Application Affidavit  
Page 2  
Applicant: William Johnson

Project Name: Cool Spring Storage  
A/P #: 17151632  
Date: \_\_\_\_\_

### 3. Property Information

Assessor's Parcel(s) **54E-2-19A**

Address N/A

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

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

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

| <u>Name of Members</u> | <u>Address</u>                                            |
|------------------------|-----------------------------------------------------------|
| William Johnson        | 401 Chatham Square Office Park, Fredericksburg, Va. 22405 |
| _____                  | _____                                                     |
| _____                  | _____                                                     |
| _____                  | _____                                                     |
| _____                  | _____                                                     |

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

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

Project Name: \_\_\_\_\_  
A/P #: \_\_\_\_\_  
Date: \_\_\_\_\_



STAFFORD COUNTY  
Department of Planning and Zoning

**Application Affidavit**

**Page 3**

**Applicant: William Johnson**

**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: 0**

**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.**

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

STAFFORD COUNTY  
Department of Planning and Zoning

**Application Affidavit**

**Page 4**

**Applicant: William Johnson**

**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 **William Johnson**

Corporate Office of Signer **Managing Member**

Signature *William Johnson*

Date 1-12-17

COMMONWEALTH OF VIRGINIA  
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 12<sup>th</sup> day of January, 2017 by William R. Johnson owner/applicant.

My commission expires: 7-31-2018



*Debora Alanum*  
Notary Public

STAFFORD COUNTY  
Department of Planning and Zoning

**RECLASSIFICATION  
TRANSPORTATION IMPACT  
ANALYSIS DETERMINATION**

Name of development COOL SPRING STORAGE  
Type of development MINI-STORAGE  
Parcel # 54E-2-19A

RECEIVED BUT NOT OFFICIALLY  
SUBMITTED:

DATE: \_\_\_\_\_ INITIALS: \_\_\_\_\_

OFFICIALLY SUBMITTED:

DATE: \_\_\_\_\_ INITIALS: \_\_\_\_\_

**Traffic Volume Calculations**

This site generates:

22 VPH (highest VPH)

220 VPD on state controlled highways (highest)

15 VPH Peak AM

16 VPH Peak PM

22 VPH Peak Saturday

376 VPD highest intensity\*  $22,000 \text{ SF} / 1000 \text{ SF} \times 1.71 \text{ VPH (AM PEAK)} \times 10 = 376 \text{ VPD}$

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

(OFFICE PARK)

**Minimum Thresholds to submit a TIA**

County: Any proposals generating 1,000 or more VPD.

VDOT: 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 redeveloped as a higher intensity use, 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 1,000 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 trip generation for the highest intensity use shall be analyzed in the study. The only exception is if proffers limit the area and type of uses.

## Mini-Warehouse (151)

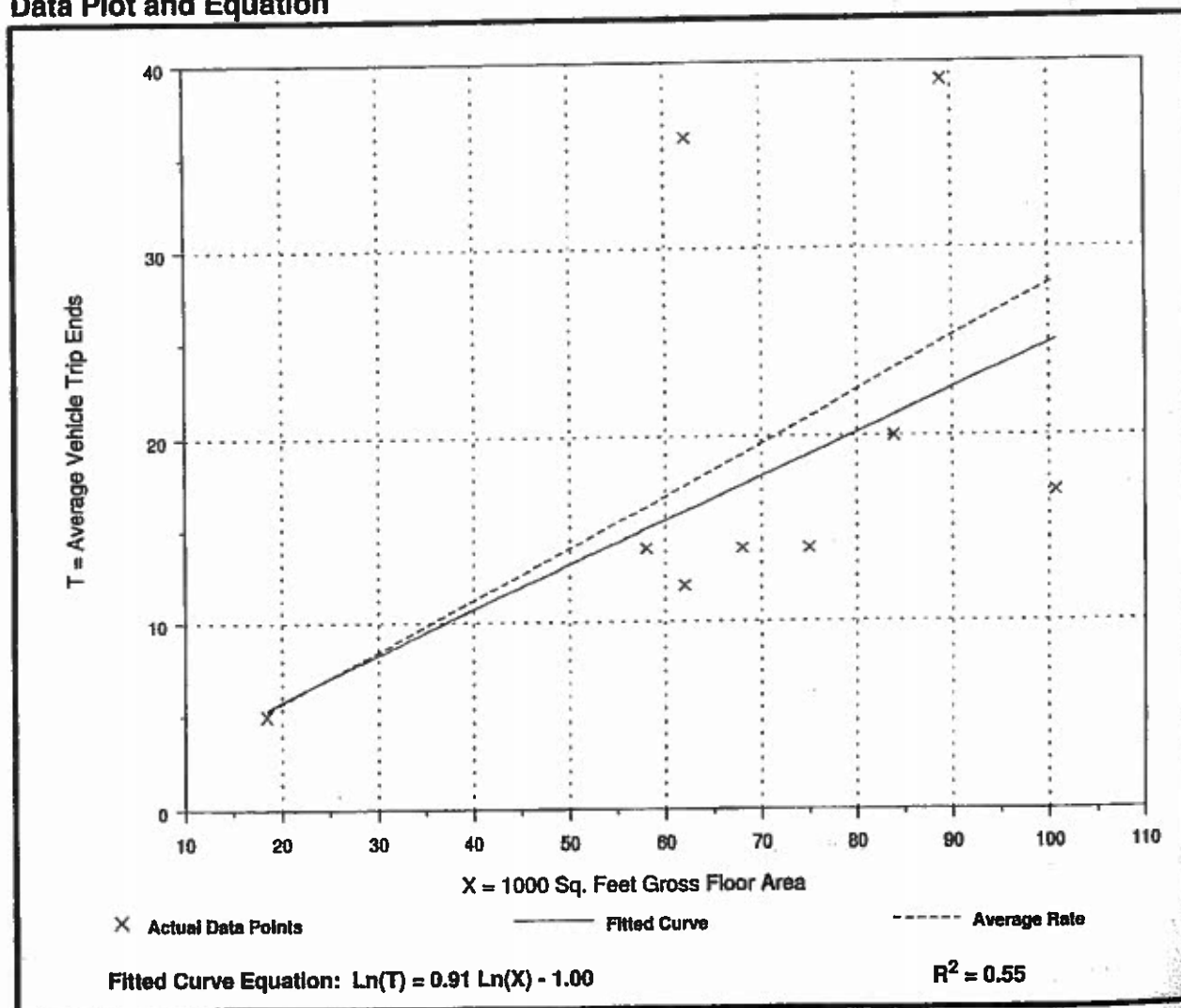
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
On a: **Weekday,**  
**A.M. Peak Hour of Generator**

Number of Studies: 9  
Average 1000 Sq. Feet GFA: 69  
Directional Distribution: 48% entering, 52% exiting

### Trip Generation per 1000 Sq. Feet Gross Floor Area

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.28         | 0.17 - 0.58    | 0.54               |

### Data Plot and Equation





## Mini-Warehouse (151)

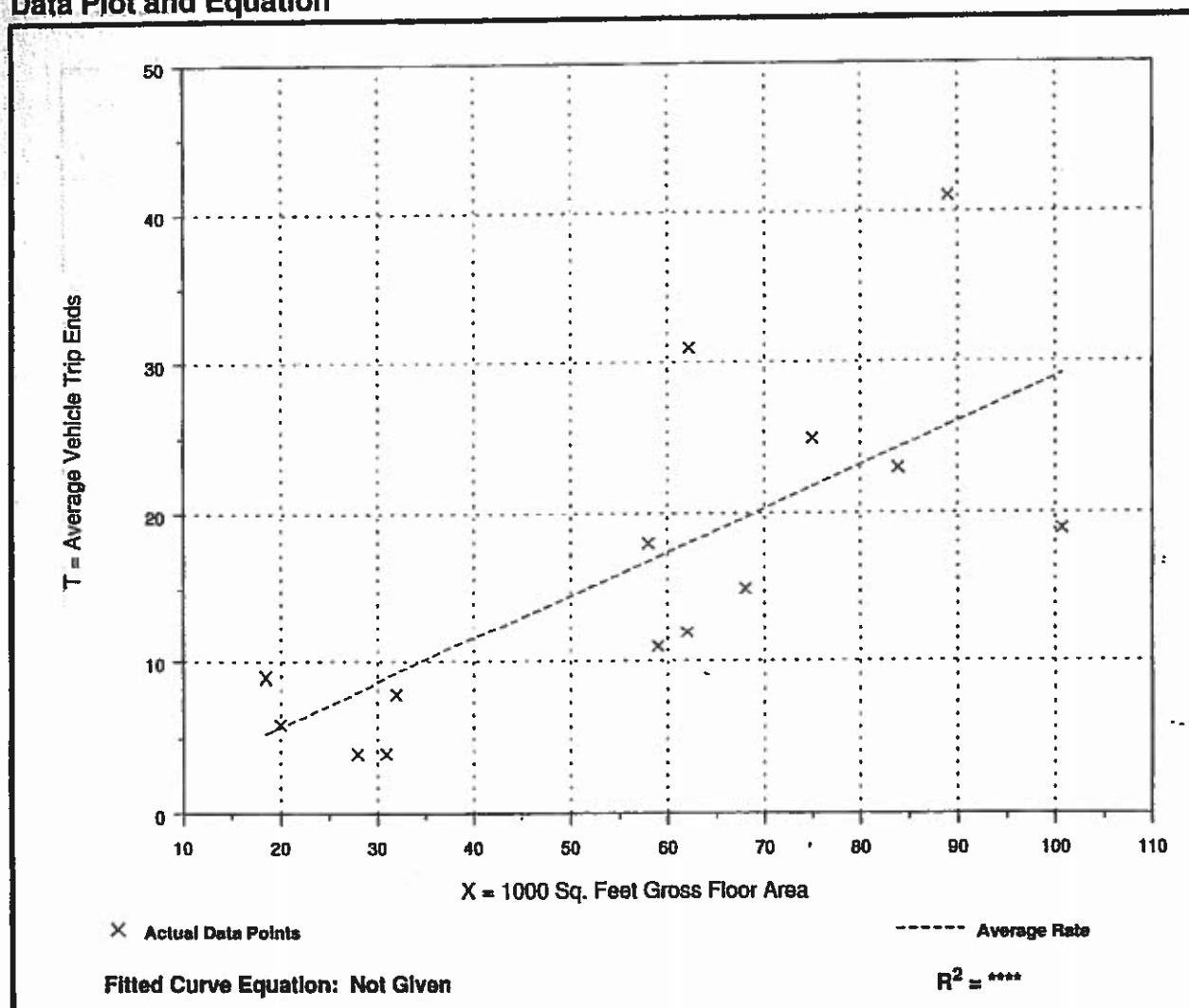
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday,  
P.M. Peak Hour of Generator

Number of Studies: 14  
Average 1000 Sq. Feet GFA: 56  
Directional Distribution: 53% entering, 47% exiting

### Trip Generation per 1000 Sq. Feet Gross Floor Area

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.29         | 0.13 - 0.50    | 0.54               |

### Data Plot and Equation



## Mini-Warehouse (151)

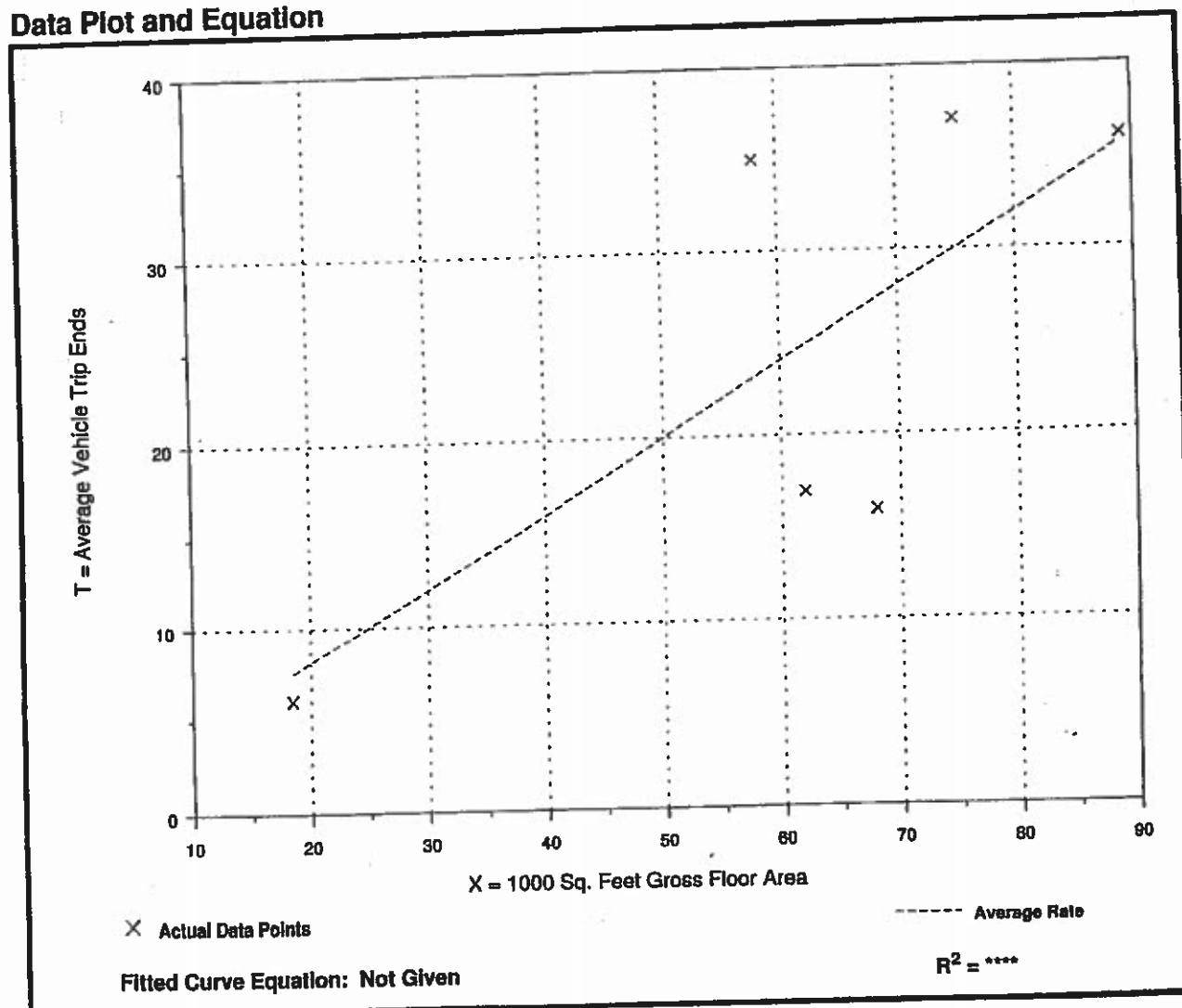
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Saturday,  
Peak Hour of Generator

Number of Studies: 6  
Average 1000 Sq. Feet GFA: 62  
Directional Distribution: Not available

### Trip Generation per 1000 Sq. Feet Gross Floor Area

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.40         | 0.24 - 0.60    | 0.64               |

### Data Plot and Equation



## Office Park (750)

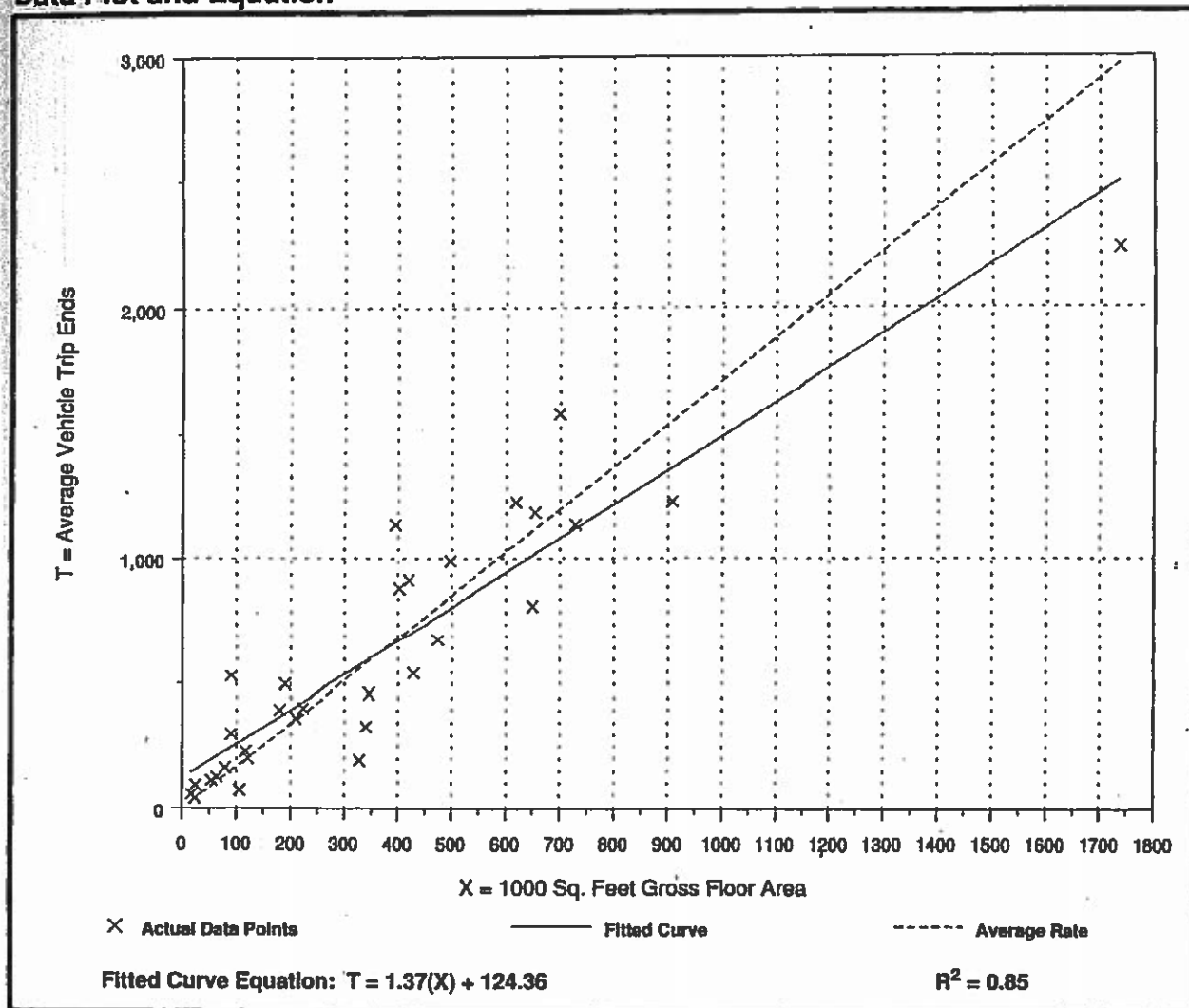
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
On a: **Weekday,**  
**A.M. Peak Hour**

Number of Studies: 31  
Average 1000 Sq. Feet GFA: 362  
Directional Distribution: 89% entering, 11% exiting

### Trip Generation per 1000 Sq. Feet Gross Floor Area

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.71         | 0.60 - 5.89    | 1.46               |

### Data Plot and Equation



**METES AND BOUNDS DESCRIPTION (TM 54E-2-19A)**

BEGINNING AT A POINT, SAID POINT BEING A CORNER TO THE EASTERLY RIGHT OF WAY LINE OF COOL SPRING ROAD ~ VIRGINIA STATE ROUTE 607 (VARIABLE WIDTH RIGHT OF WAY) IN THE LINE OF LANDS NOW OR FORMERLY STANDING IN THE NAME OF 65 COOL SPRING STORAGE, LLC. (TM 54E-2-13); THENCE, WITH SAID 65 COOL SPRING STORAGE, LLC. (TM 54E-2-13) THREE (3) COURSES AS FOLLOW:

N 69° 45' 17" E, 173.89 FEET TO A POINT; THENCE,

138.65 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT (NON-TANGENT TO PREVIOUS COURSE) HAVING A RADIUS OF 268.30 FEET, A DELTA ANGLE OF 29° 36' 29", A TANGENT DISTANCE OF 70.91 FEET AND A CHORD BEARING AND DISTANCE OF N 54° 23' 52" E, 137.11 FEET, RESPECTIVELY, TO A POINT; THENCE,

N 27° 16' 45" W, 290.27 FEET (NON-TANGENT TO PREVIOUS COURSE) TO A POINT, SAID POINT BEING A CORNER TO SAID 65 COOL SPRING STORAGE, LLC. (TM 54E-2-13) AND LANDS NOW OR FORMERLY STANDING IN THE NAME OF LEO, LLC (TM 54E-2-12); THENCE, WITH SAID LEO, LLC (TM 54E-2-12)

N 62° 50' 44" E, 149.71 FEET TO A POINT, SAID POINT BEING A CORNER TO SAID LEO, LLC (TM 54E-2-12) IN THE WESTERLY RIGHT OF WAY LINE OF THE DAHLGREN BRANCH RAILROAD BEING LANDS NOW OR FORMERLY STANDING IN THE NAME OF CSX TRANSPORTATION, INC. (DEED BOOK 891, PG 304); THENCE, WITH SAID DAHLGREN BRANCH RAILROAD

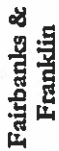
753.90 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT (NON-TANGENT TO PREVIOUS COURSE) HAVING A RADIUS OF 2814.95 FEET, A DELTA ANGLE OF 15° 20' 42", A TANGENT DISTANCE OF 379.22 FEET AND A CHORD BEARING AND DISTANCE OF S 19° 16' 59" E, 751.65 FEET, RESPECTIVELY, TO A POINT, SAID POINT BEING IN THE LINE OF SAID DAHLGREN BRANCH RAILROAD AND IN THE LINE OF LANDS NOW OR FORMERLY STANDING IN THE NAME OF KINGS HIGHWAY BAPTIST CHURCH (TM 54E-2-19); THENCE, WITH SAID KINGS HIGHWAY BAPTIST CHURCH (TM 54E-2-19), IN PART, WITH LANDS NOW OR FORMERLY STANDING IN THE NAME OF VILLAGE ENTERPRISES (TM 54E-2-15), IN PART, AND WITH LANDS NOW OR FORMERLY STANDING IN THE NAME OF PHYLLIS LINK ATKINS TRUST (TM 54E-2-14), IN PART,

427.15 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT (NON-TANGENT TO PREVIOUS COURSE) HAVING A RADIUS OF 268.30 FEET, A DELTA ANGLE OF 91° 13' 08", A TANGENT DISTANCE OF 274.07 FEET AND A CHORD BEARING AND DISTANCE OF N 58° 26' 13" W, 383.45 FEET, RESPECTIVELY, TO A POINT; THENCE, CONTINUING WITH SAID PHYLLIS LINK ATKINS TRUST (TM 54E-2-14) TWO (2) COURSES AS FOLLOW:

S 75° 57' 12" W, 29.18 FEET (NON-TANGENT TO PREVIOUS COURSE) TO A POINT; THENCE,

S 71° 18' 30" W, 136.41 FEET TO A POINT, SAID POINT BEING IN THE LINE OF SAID PHYLLIS LINK ATKINS TRUST (TM 54E-2-14) AND A CORNER TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF COOL SPRING ROAD ~ VIRGINIA STATE ROUTE 607 (VARIABLE WIDTH RIGHT OF WAY); THENCE, WITH SAID EASTERLY RIGHT OF WAY LINE OF COOL SPRING ROAD ~ VIRGINIA STATE ROUTE 607 (VARIABLE WIDTH RIGHT OF WAY)

N 24° 14' 49" W, 101.25 FEET, RESPECTIVELY, TO THE POINT OF BEGINNING AND CONTAINING 2.638 ACRES.



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

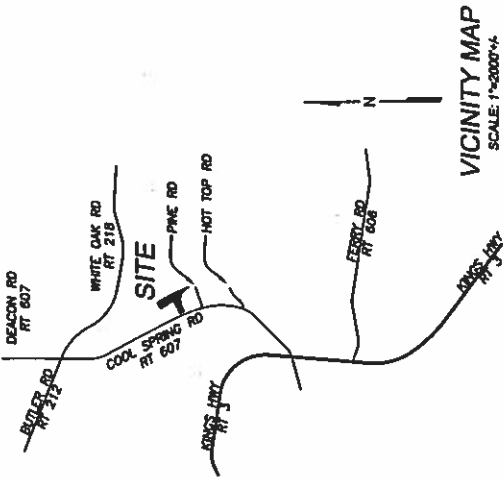
**ALTANSAPS LAND TITLE SURVEY**

**PERRY R. SISSON**  
LR 130010885  
GEORGE WASHINGTON MAGISTERIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA

DATE : MARCH 4, 2016  
DRAWN : WEF  
CHECKED : WEF













REVISIONS:

DOCUMENT NO.  
194-1011 ALTA  
TM 54E-2-19A  
SHEET  
1 OF 2



**VICINITY MAP**  
SCALE: 1"=2000'

## LEGEND

-  LIGHT POLE  
 UTILITY POLE  
 GUT WIRE  
 DIRECTIONAL SIGN  
 CONCRETE CURB & GUTTER  
  
 5/8" IRON ROD FOUND  
 5/8" IRON ROD SET  
 WATER METER  
 WATER VALVE  
 FIRE HYDRANT  
  
 TELEPHONE/TELECOMMUNICATIONS BOX  
 STORM DRAINAGE STRUCTURES
- NOTE: ITEMS SHOWN IN THE LEGEND DO NOT  
 NECESSARILY APPEAR WITHIN THE SURVEYED AREA

# SURVEYOR'S CERTIFICATE

TO: WILLIAM R. JOHNSON; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7(a), 8, 9, 11(f), 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 4, 2016.



1. TAX MAP IDENTIFICATION: TLY MAP 545-2-19A, ZONING: A-1 (TAKEN FROM STAFFORD COUNTY GIS WEBSITE)
2. BY GRAPHIC FLOODING ONLY: THE PROPERTY DELINEATED ON THIS PLAT DOES NOT APPEAR TO BE WITHIN A FEMA IDENTIFIED 'SPECIAL FLOOD HAZARD AREA' AS PER FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA COMMUNITY PANEL NUMBER 51015402112E DATED EFFECTIVE FEBRUARY 4, 2003. THE PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DEFINED THEREIN.
3. SOURCE OF MEASUREMENT: VCS NORTH ZONE (MUD03).
4. THE LAND BOUNDARY SHOWN ON THIS PLAT IS THE RESULT OF A FIELD SURVEY BY FARBERKAS AND FRANKLIN IN FEBRUARY/MARCH OF 2016.
5. NO SUBSURFACE, HAZARDOUS WASTE OR WETLAND INVESTIGATIONS WERE PROVIDED NOR WERE ANY UTILIZED IN THE PREPARATION AND DEVELOPMENT OF THIS SURVEY AND PLAT.
6. THE FOLLOWING IS A DISPOSITION OF ITEMS CONTAINED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NUMBER SHS-4160 DATED EFFECTIVE FEBRUARY 11, 2016 AT 8:00 AM, SCHEDULE B-II.

ITEM 4 - RESTRICTIONS, EASEMENTS, RESERVATIONS RECORDED AS LR 0700014639, AFFECTS SUBJECT PARCEL PER SEVERAL INSTRUMENTS. SUBJECT PARCEL IS ALSO SUBJECT TO COMMONWEALTH OF VIRGINIA VOLUNTARY REMEDIATION PROGRAM AS WELL AS RESTRICTED THEREIN. RESTRICTIONS, EASEMENTS, RESERVATIONS RECORDED IN DEED BOOK 154 AT PAGE 487, ITEM 3 OF THE SAME, AFFECTS SUBJECT PARCEL. THESE RESTRICTIONS, EASEMENTS, RESERVATIONS ARE NOT APPLICABLE TO THIS PARCEL.

ITEM 5 - TERMS AND CONDITIONS IN AGREEMENT WITH PLANTATION PIPELINE RECORDING IN DEED BOOK 154 AT PAGE 487, AFFECTS SUBJECT PARCEL. THESE TERMS AND CONDITIONS DO NOT APPLY TO SUBJECT PARCEL. EASEMENT APPEARS TO RUN ALONG MAIN RAILROAD LINE FROM RICHMOND TO ALEXANDRIA AND NOT ALONG THE DAHLGREN BRANCH OF THE RAILROAD.

ITEM 6 - CONVEYANCE TO THE STATE HIGHWAY COMMISSIONER OF VIRGINIA RECORDED IN DEED BOOK 160 AT PAGE 316, DOES NOT APPLY TO THE SUBJECT PARCEL. EASEMENT FOR UTILITY CONTAINED THEREIN IS NOW LOCATED WITHIN THE PRESENT RIGHT OF WAY OF COOL SPRINGS ROAD.

ITEM 7 - TERMS AND CONDITIONS OF EASEMENT AGREEMENT WITH SOUTH STAFFORD SANITARY DISTRICT RECORDED IN DEED BOOK 389 AT PAGE 137 DOES NOT APPLY TO THE SUBJECT PARCEL. EASEMENT IS LOCATED WITHIN THE PRESENT RIGHT OF WAY OF THE DAHLGREN BRANCH RAILROAD.

ITEM 8 - TERMS AND CONDITIONS OF RIGHT OF WAY OCCUPANCY AGREEMENT WITH MCI TELECOMMUNICATIONS CORPORATION RECORDED IN DEED BOOK 747 AT PAGE 515, DOES NOT APPLY TO AFFECT TO THE SUBJECT PARCEL. EASEMENT APPEARS TO RUN ALONG MAIN RAILROAD LINE FROM RICHMOND TO ALEXANDRIA AND NOT ALONG THE DAHLGREN BRANCH OF THE RAILROAD.

RAILROAD. EASEMENT GRANTED VEPKO RECORDED IN DEED BOOK 47 AT PAGE 375. DOES NOT APPEAR TO AFFECT TO THE RAILROAD. SUBJECT PARCEL PER THE PLAT ATTACHED TO THE DEED. THE EASEMENT APPEARS TO BE LOCATED NORTHEAST OF THE CURRENT RAILROAD RIGHT OF WAY.

ITEM 9 - TERMS, EASEMENTS AND CONDITIONS RECORDED IN DEED BOOK 811 AT PAGE 200. APPLICABLE TO THE SUBJECT PARCEL.

ITEM 10 - TERMS, EASEMENTS AND CONDITIONS RECORDED IN DEED BOOK 891 AT PAGE 304. APPLICABLE TO THE SUBJECT PARCEL.

ITEM 11 - TERMS, EASEMENTS AND CONDITIONS RECORDED IN DEED BOOK 891 AT PAGE 304. APPLICABLE TO THE SUBJECT PARCEL.

THE FOLLOWING ARE EITHER STANDARD TITLE EXCEPTIONS OR ARE NOT SURVEY RELATED ITEMS.

### METES AND BOUNDS DESCRIPTION

BEGINNING AT A POINT, SAID POINT BEING A CORNER TO THE EASTERLY RIGHT OF WAY LINE OF COOL SPRING ROAD ~ VIRGINIA STATE ROUTE 607 (VARIABLE WIDTH RIGHT OF WAY) IN THE LINE OF LANDS NOW OR FORMERLY STANDING IN THE NAME OF 65 COOL SPRING STORAGE, LLC. (TM 54E-2-13); THENCE, WITH SAID 65 COOL SPRING STORAGE, LLC. (TM 54E-2-13) THREE (3) COURSES AS FOLLOWS:

COURSES AS FOLLOW: N 69° 45' 17" E, 173.89 FEET TO A POINT; THENCE, 138.65 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT (NON-TANGENT TO PREVIOUS COURSE) HAVING A RADIUS OF 268.30 FEET, A DELTA ANGLE OF 29° 36' 29", A TANGENT DISTANCE OF 70.91 FEET AND A CHORD BEARING AND DISTANCE OF N 54° 23' 52" E, 137.11 FEET, RESPECTIVELY, TO A POINT; THENCE

N 27° 16' 45" W, 290.27 FEET (NON-TANGENT TO PREVIOUS COURSE) TO A POINT, SAID POINT BEING A CORNER TO SAID 65 COOL SPRING STORAGE, LLC. (TM 54E-2-13) AND LANDS NOW OR FORMERLY STANDING IN THE NAME OF LEO, LLC (TM 54E-2-12); THENCE, SAID LEO, LLC (TM 54E-2-12)

54E-2-12); THENCE, WITH SAID LED, LLC (TM 54E-2-12) IN THE S 62° 50' 44" E, 149.71 FEET TO A POINT, SAID POINT BEING A CORNER TO SAID LED, LLC (TM 54E-2-12) IN THE WESTERLY RIGHT OF WAY LINE OF THE DAHLGREN BRANCH RAILROAD BEING LANDS NOW OR FORMERLY STANDING IN THE NAME OF CSX TRANSPORTATION, INC. (DEED BOOK 891, PG 304); THENCE, WITH SAID DAHLGREN BRANCH RAILROAD

CSX TRANSPORTATION, INC. (DEED BOOK 891, PG. 300); THENCE, WITH SAID DANGREY BRANCH RAILROAD, 753.90 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT (NON-TANGENT TO PREVIOUS COURSE) HAVING A RADIUS OF 2814.95 FEET, A DELTA ANGLE OF 15° 20' 42", A TANGENT DISTANCE OF 379.22 FEET AND A CHORD BEARING AND DISTANCE OF S 19° 16' 59" E, 751.95 FEET, RESPECTIVELY, TO A POINT, SAID POINT BEING IN THE LINE OF SAID DANGREY (BRANCH) RAILROAD AND IN THE LINE OF LANDS NOW OR FORMERLY STANDING IN THE NAME OF SAID KINGWAY BAPTIST CHURCH (TM 54E-2-19); THENCE, WITH SAID KING'S HIGHWAY BAPTIST CHURCH (TM 54E-2-19), IN PART, WITH LANDS NOW OR FORMERLY STANDING IN THE NAME OF VILLAGE ENTERPRISES (TM 54E-2-15), IN PART, AND WITH LANDS NOW OR FORMERLY STANDING IN THE NAME OF PHOTUS LINK ATKINS TRUST (TM 54E-2-14), IN PART.

427.15 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT (NON-TANGENT TO PREVIOUS COURSE) HAVING A RADIUS OF 268.30 FEET, A DELTA ANGLE OF 91° 13' 08", A TANGENT DISTANCE OF 274.07 FEET AND A CHORD BEARING AND DISTANCE OF N 50° 26' 13" W, 303.45 FEET, RESPECTIVELY, TO A POINT; THENCE, CONTINUING WITH SAID PHYLIS LINK ATKINS TRUST (TM NAME OF PHYLIS LINK ATKINS TRUST (TM 54E-2-14)), IN PART, 54E-2-14) TWO (2) COURSES AS FOLLOW:

54E-2-14) TWO (2) COURSES AS FOLLOWS:  
S 75° 57' 12" W, 29.18 FEET (NON-TANGENT TO PREVIOUS COURSE) TO A POINT; THENCE,  
S 71° 18' 30" W, 136.41 FEET TO A POINT, SAID POINT BEING IN THE LINE OF SAID PHYLUS LINK ATKINS TRUST (TM  
54E-2-14) AND A CORNER TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF COOL SPRING ROAD ~ VIRGINIA STATE  
ROUTE 607 (VARIABLE WIDTH RIGHT OF WAY); THENCE, WITH SAID EASTERLY RIGHT OF WAY LINE OF COOL SPRING ROAD ~ VIRGINIA  
STATE ROUTE 607 (VARIABLE WIDTH RIGHT OF WAY)

N 24° 14' 49" W, 101.25 FEET, RESPECTIVELY, TO THE POINT OF BEGINNING AND CONTAINING 2.638 ACRES.



**Fairbanks &  
Franklin**

Civil Engineering  
Land Planning

1005 Mahone Street  
Fredericksburg, VA 22401  
(540) 895-3700

**ALTA/NSPS LAND TITLE SURVEY**  
ON THE LANDS OF

**PERRY R. SISSON**

GEORGE WASHINGTON MAGISTERIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA

LR 150019242



DATE : MARCH 4, 2016

DRAWN : WEF

CHECKED : WEF

REVISIONS:

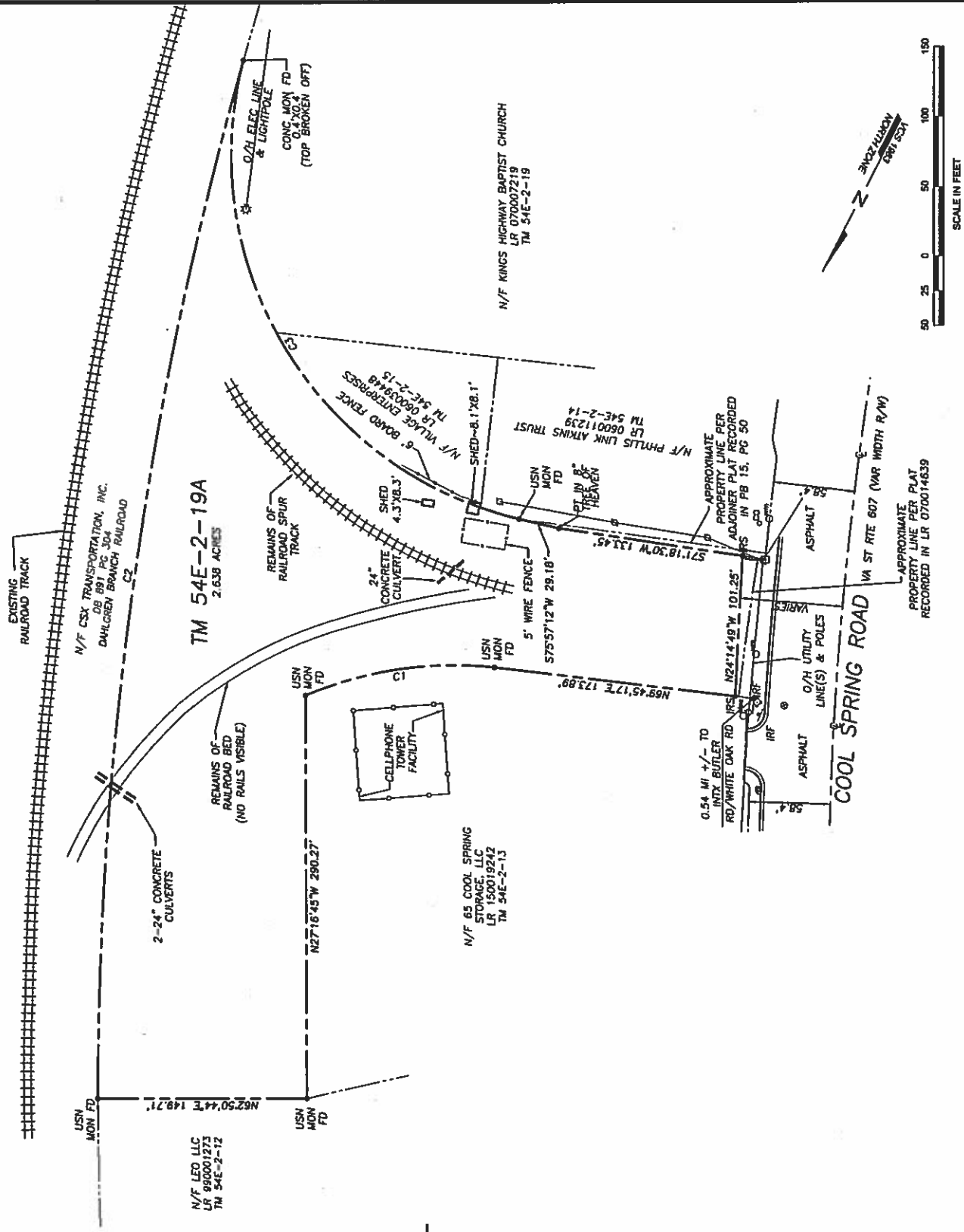
DOCUMENT NO.

194-1011 BS

SHEET

2 OF 2

| CURVE DATA |         |          |           |         |                     |
|------------|---------|----------|-----------|---------|---------------------|
| CURVE      | ARC     | RADIUS   | DELTA     | TANGENT | CH BEARING          |
| C1         | 138.65' | 268.30'  | 29°36'29" | 70.91'  | N54°23'52"E 137.11' |
| C2         | 753.90' | 2814.95' | 15°20'42" | 379.22' | S19°16'59"E 751.85' |
| C3         | 427.15' | 268.30'  | 91°13'08" | 274.07' | N58°26'13"W 383.45' |



LR160013096



STAFFORD COUNTY CIRCUIT COURT

Consideration: \$190,000.00

Tax Map#: 54E-2-19A

File: 6361A

Grantee's address: 401 Chatham Square Office Pk., Fredericksburg, VA. 22405

Assessed: \$173,100. ✓

Underwritten by Old Republic National Title Insurance Company

Prepared by Gordon B. Gay, Esq. VSB#07692

## DEED

THIS DEED, made and entered into this 26 day of July, 2016, by and between **PERRY R. SISSON**, GRANTOR, and **65 COOL SPRING STORAGE, LLC**, a Virginia Limited Liability Company, GRANTEE, as follows:

### WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and English covenants of title unto 65 Cool Spring Storage, LLC, a Virginia Limited Liability Company, in fee simple, the following described real estate, to-wit:

ALL THAT certain lot or parcel of land with all buildings and improvements thereon and all rights and privileges appurtenant thereto, lying and being being in George Washington Magisterial District, Stafford County, Virginia, shown to contain 2.64932 acres, more or less, on that certain plat of survey prepared by H. Aubrey Hawkins, L.S., dated June 17, 2005, which plat is recorded along with Instrument No. LR070014639 among the land records of Stafford County, Virginia.

SUBJECT to all the exhibits and covenants and restrictions set forth and attached to Quitclaim deed from CSX Transportation, Inc. to the Grantor herein by deed dated June 15, 2007, and recorded in the aforesaid Clerk's Office as Instrument No. LR070014639.

AND BEING the same real estate conveyed to the Grantor herein by deed dated April 30, 2013, and duly recorded in the Office of the Clerk of the

RETURN TO:  
PERRY'S TITLE

GORDON B. GAY  
Attorney at Law  
25 Butler Road  
Falmouth, VA 22405  
(540) 373-5666  
Fax (540) 373-7089

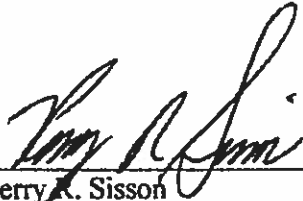
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Circuit Court of the County of Stafford, Virginia, as Instrument No.  
LR130010885.

The said Grantor warrants that he has the right to convey the real estate to the Grantee;  
that he has done no act to encumber the same and that he will execute such further  
assurances of the land as may be requisite.

WITNESS the following signature and seal:

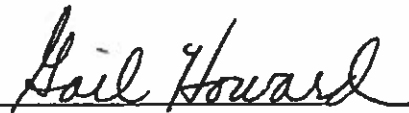
  
Perry R. Sisson (SEAL)

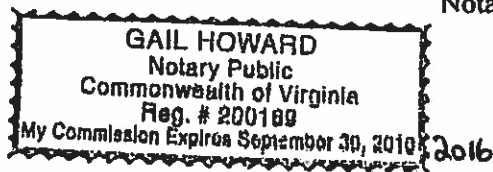
STATE OF VIRGINIA  
~~CITY~~COUNTY OF Stafford, to-wit:

The foregoing Deed was acknowledged before me this 26<sup>th</sup> day of July, 2016 by Perry  
R. Sisson.

My commission expires: 9-30-2016

Notary Public





*Planning Commission Minutes*  
*May 10, 2017*

1. RC17151632; Reclassification - Cool Spring Storage - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the M-1, Light Industrial Zoning District to allow for the development of a mini-storage facility on Tax Map Parcel No. 54E-2-19A ("Property"). The Property consists of 2.65 acres, located on the east side of Cool Spring Road 450 feet north of Pine Road, within the George Washington Election District. **(Time Limit: August 18, 2017)**

Mr. Harvey: Thank you Mr. Chairman. If you'd please recognize Brian Geouge for the presentation.

Mr. Coen: Good evening Mr. Geouge.

Mr. Geouge: Good evening Mr. Chairman, members of the Commission; Brian Geouge here with the Planning and Zoning Department. Tonight I'll be presenting the Cool Spring Storage reclassification request. Again, this is a request for a reclassification, specifically for the development of a mini storage facility as proposed. The existing zoning district is A-1, Agricultural; the proposed zoning district is M-1, Light Industrial. This is on Assessor's Parcel 54E-2-19A, consisting of 2.65 acres. The applicant is Johnson Commercial Real Estate, Inc. Here's an aerial view of the site. The site's located on the east side of Cool Spring Road, about halfway down across from Cool Springs Road Industrial Complex. This is a wooded site. There's a CSX rail line along the eastern property line known as the Dahlgren Spur; this is a spur line. The site's surrounded by various M-1 zoned Light Industrial uses, including the industrial complex to the west across from Cool Spring Road, warehousing to the east across from the CSX spur line, equipment sales and service businesses to the north and south, there's also a former residence along the southern property line which is now being used as a contractor's office, and the parcel immediately adjacent to the subject parcel on the western side has an existing cell tower and existing equipment storage yard. Let's see if I can generally outline that storage yard here. This parcel is also owned by the applicant, and I'll refer to this simply as the cell tower parcel throughout the presentation just for simplicity. A portion of the southern property line is also shared with the adjacent church. And that's this piece here. The subject parcel is relatively level but the elevation is about 6 to 8 feet higher than the adjacent cell tower parcel, with slopes that generally follow the western property line. Here's a view looking east from Cool Spring Road. You'll see in the foreground there's a fenced area; that's the equipment storage yard that's located on the cell tower parcel. The cell tower parcel is here in center and the subject rezoning parcel is the wooded piece in the background. Also note that there is an existing continuous right-turn lane, there is an existing entrance from Cool Spring Road, and there's also, not in picture but for southbound traffic there's an existing left-turn lane and median break that serves the site. Here's the site in relation to the Comprehensive Plan Land Use Plan. You'll see the area in blue, this is all land use designated for Business and Industry, and that really follows the whole Cool Spring Road corridor. This is actually the last remaining A-1 zoned parcel along Cool Spring Road. Here's the Generalized Development Plan and it depicts... well, first of all, you'll see the subject parcel here shown in red. The GDP is depicting development across both the subject parcel and the adjacent cell tower parcel. The applicant's intent is to combine those and use them both for the mini storage facility. A single point of access is proposed to Cool Spring Road, and this is in line with the existing access point that you saw earlier in the picture. A total of about 77,000 square-foot of storage buildings is proposed with a 900 square-foot office in the front. That's located here. About 53,000 square-foot of buildings is shown within the subject rezoning parcel. Two internal drive aisles are proposed which provide access to the subject parcel, and those points are here and here. And this was an approach to try to utilize the existing topography because, with the cell tower being there, it really limits the ability to do any mass grading on the site. There's also fencing proposed around the mini storage facility with two gates at the entrance; one here and one here. There's also landscaping shown along Cool Spring Road, and a transitional buffer where the property abuts the adjacent church. The applicant has not proffered that the

*Planning Commission Minutes*  
*May 10, 2017*

development will be in conformance with the GDP, so the layout here is subject to change. And the property could also potentially be developed for other by-right uses in the M-1 zoning District; there's no proffer stating that it has to be a mini storage or warehousing type facility. The proposed proffers state the access to the subject parcel will be through the adjacent cell tower parcel and no new access points will be created on Cool Spring Road. Also, the existing equipment storage yard and associated fencing will be removed in conjunction with the first phase of development. The subject parcel and cell tower parcel will be consolidated as well. And the combined use or uses established on the subject parcel will not result in the generation of more than 500 vehicle trips per day, which really places controls on the intensity of development that can occur here. As for staff findings, the positives are the proposed M-1 zoning district classification is consistent with the land use recommendations. The proposal is also consistent with the established development patterns in the vicinity. And the proffers will help mitigate impacts on the transportation network. No negatives are noted. Finally, staff recommends approval pursuant to proposed Ordinance O17-23 with the proposed proffers. And I'll take any questions.

Mr. Coen: Thank you Mr. Geouge. Any questions for Mr. Geouge? Seeing none, thank you sir. Alright, we'll now open up the public hearing. For this item, as with the last item, individuals can come down. You have 3 minutes to talk about this item. When they come forward...

Mr. Harvey: Mr. Chairman?

Mr. Coen: Yes sir.

Mr. Harvey: Please recall, we need to have the applicant give their presentation.

Mr. Coen: Oh, okay, sorry. Applicant, go right ahead. Thank you Mr. English.

Mr. Johnson: What do I need to do Jeff?

Mr. Coen: Just say anything that you want to in favor of your proposal.

Mr. Johnson: Okay, yeah. My name's Bill Johnson. I've been a resident about 25 years. My family's been in the Fredericksburg area since the 1800s. My father formed the Fredericksburg Board of Realtors in 1954. I'm not new to the area. I purchased the first parcel where the cell tower is about a year or so ago. The owners of the other parcel approached me about buying the one that I'm trying to have rezoned, which I did. And I met with staff; everything seemed fairly positive. Everything around it is zoned M-1. One thing that hasn't been brought to light is there's a deed restriction on this property and I'll just read it, from 2007, when the church initially bought this, then Dicky Sisson bought it and I bought it from him. The Grantee, by acceptance of this deed, hereby covenants that its successors, heirs, legal representatives or assigns shall not use the premises for any purpose other than industrial or commercial purposes, and the premises will not be used for any residential purpose of any kind or nature. So, I can't use it residentially. It's obvious, at least to me, that somehow this just got missed and wasn't rezoned. I approached the County to ask them to rezone it but they wouldn't do it. So, then I said well do I need a GDP and they said yes. I said that's why I'm submitting a GDP. I haven't fully vetted this particular use, that's why I didn't want to proffer it at this time. So, but you know, my neighbor to the left can use it for M-1 uses, my neighbors to the right can use it for M-1 uses, and across the street can use it for M-1 uses under the current code, so I don't see philosophically what difference it would make to use this for M-1 uses. So, that's my spiel and I appreciate your time, and if you have any questions, I'd be happy to answer them.

*Planning Commission Minutes*  
*May 10, 2017*

Mr. Coen: Go ahead Mr. English.

Mr. English: So you say the storage thing may not work; you're not going to do that then?

Mr. Johnson: Well, what I said is I haven't vetted it in fullness, in terms of I still need to get a market study to see that this particular site will support what I have projected here.

Mr. English: And if not, then do you have anything that you have else in mind?

Mr. Johnson: No. I would try to find out, you know, I'm an entrepreneur, I'll try to find out what demand is there and create the use to the demand.

Mr. English: Okay.

Mr. Coen: And Mr. Johnson, with the cell tower smack dab in the middle, it sort of will prohibit you from doing a good number of things.

Mr. Johnson: Correct. As my engineer, you know, we've got about a 7 or 8-foot grade between the cell tower site and this particular site that wraps around it, so it makes it very difficult to do anything, you know, of a big nature or a larger facility. Say a hundred thousand square-foot warehouse, you couldn't get it on here, it wouldn't work.

Mr. Coen: Right. And I was looking at the different M-1 things and many of them, on that type of parcel just with a cell tower smack dab in the middle, it would be a little difficult to do.

Mr. Johnson: And I think it is a positive that eliminating another access point on Cool Spring Road, and this is the access that was created when they added the additional lanes and I guess the highway department built it.

Mr. Coen: Any other questions for the applicant? Seeing none, thank you sir.

Mr. Johnson: Thank you.

Mr. Coen: Now we'll go to the public hearing. Thank you Mr. English. So, again, if you wish to comment on this item, come forward. You have 3 minutes. State your name and your address. When you start talking the green light comes on. When you see the yellow light that means you have 1 minute or less, depending on when you looked at it. And then when you see the red light, we ask that wrap up your comments. So, anybody wishing to speak on this item? Seeing none, we close the public hearing and does staff have anything else they would like to add, which is our normal thing?

Mr. Harvey: Not at this time Mr. Chairman.

Mr. Coen: Alright. And I'm assuming since the applicant just spoke, you don't have anything else to add?

Mr. Johnson: No sir.

***Planning Commission Minutes  
May 10, 2017***

Mr. Coen: Okay, thank you. Mrs. Vanuch, I'm passing the gavel to you.

Mrs. Vanuch: Thank you. And Mr. Coen, since this is residing in the George Washington Election District, what is your desire to move forward?

Mr. Coen: Yes, I would move for approval of Ordinance O17-23.

Mrs. Vanuch: Okay, do I have a second?

Mr. English: Second.

Mrs. Vanuch: Thank you Mr. English for the second. Mr. Coen, any further comments?

Mr. Coen: Just several things. One, I think the applicant has gone and done some due diligence on this project. Quite honestly, if it's the last part... parcel that's A-1 and everything else is changed, it just makes sense to make it like everything around it. As I've said, the cell tower being in the middle limits the other possible uses that are there. I appreciate... I had raised because of another item on this road, the question about a fence and, while the applicant is not proffering a fence, I think his view about a fence was pretty much the same way I was thinking on a fence of making it look appropriate for the area. And then his information about the deed sort of makes it sensible. So, for all these reasons, I strongly move for approval.

Mrs. Vanuch: Thank you Mr. Coen. Mr. English, do you have any further comments?

Mr. English: No.

Mrs. Vanuch: Anyone else on the Commission any other further comments? Okay, seeing no further comments, we shall take a vote to approve the reclassification of Cool Spring Storage. Okay, the motion passes 6-0 with Mrs. Bailey being absent. Mr. Coen?

Mr. Coen: Thank you Mrs. Vanuch. And good luck to you Mr. Johnson.

Mr. Johnson: Thank you for your time.