

Stafford County Board of Supervisors

March 20, 2018

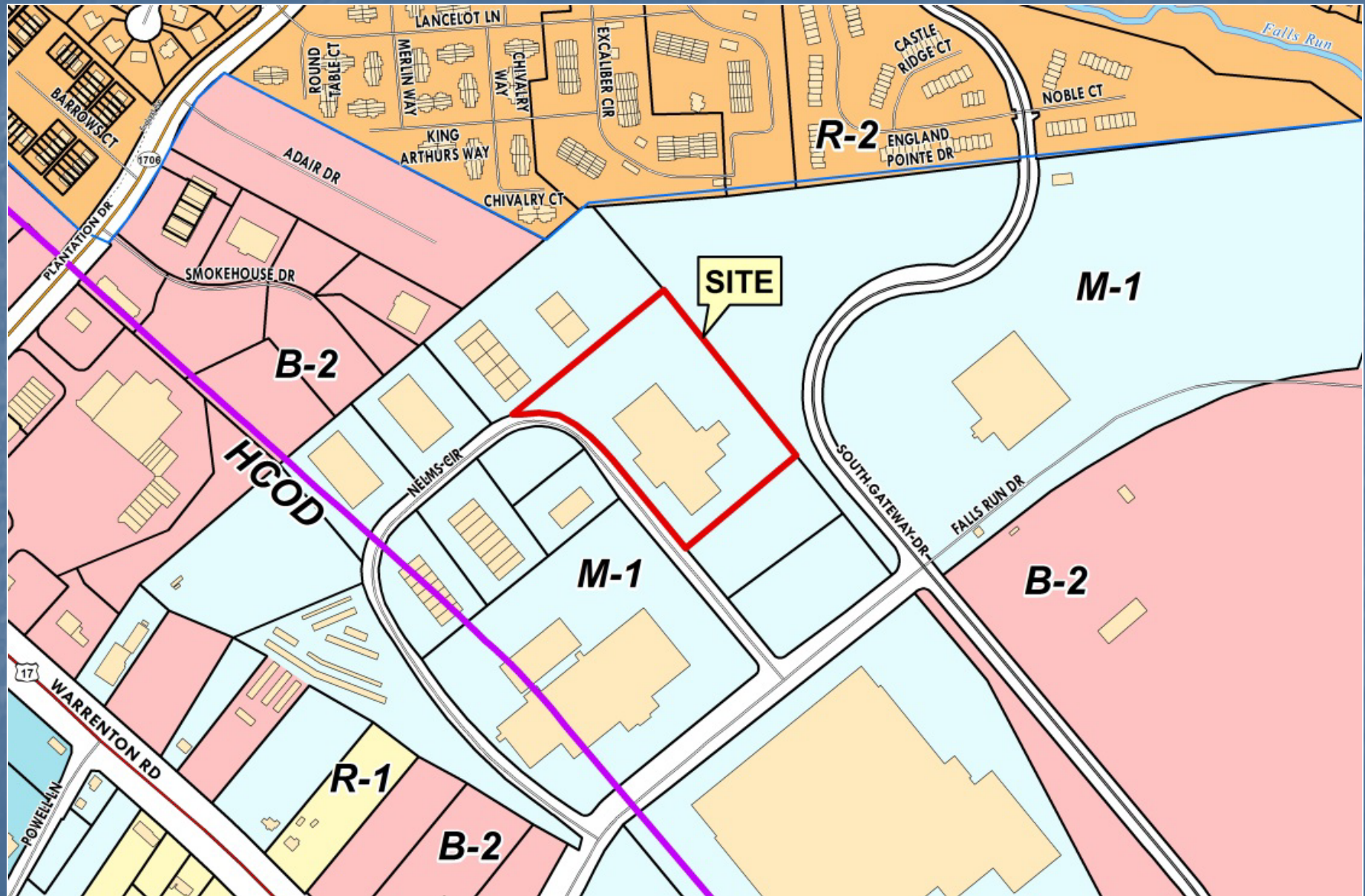
Mapei Minor Conditional Use Permit Amendment

Conditional Use Permit
CUP17152105

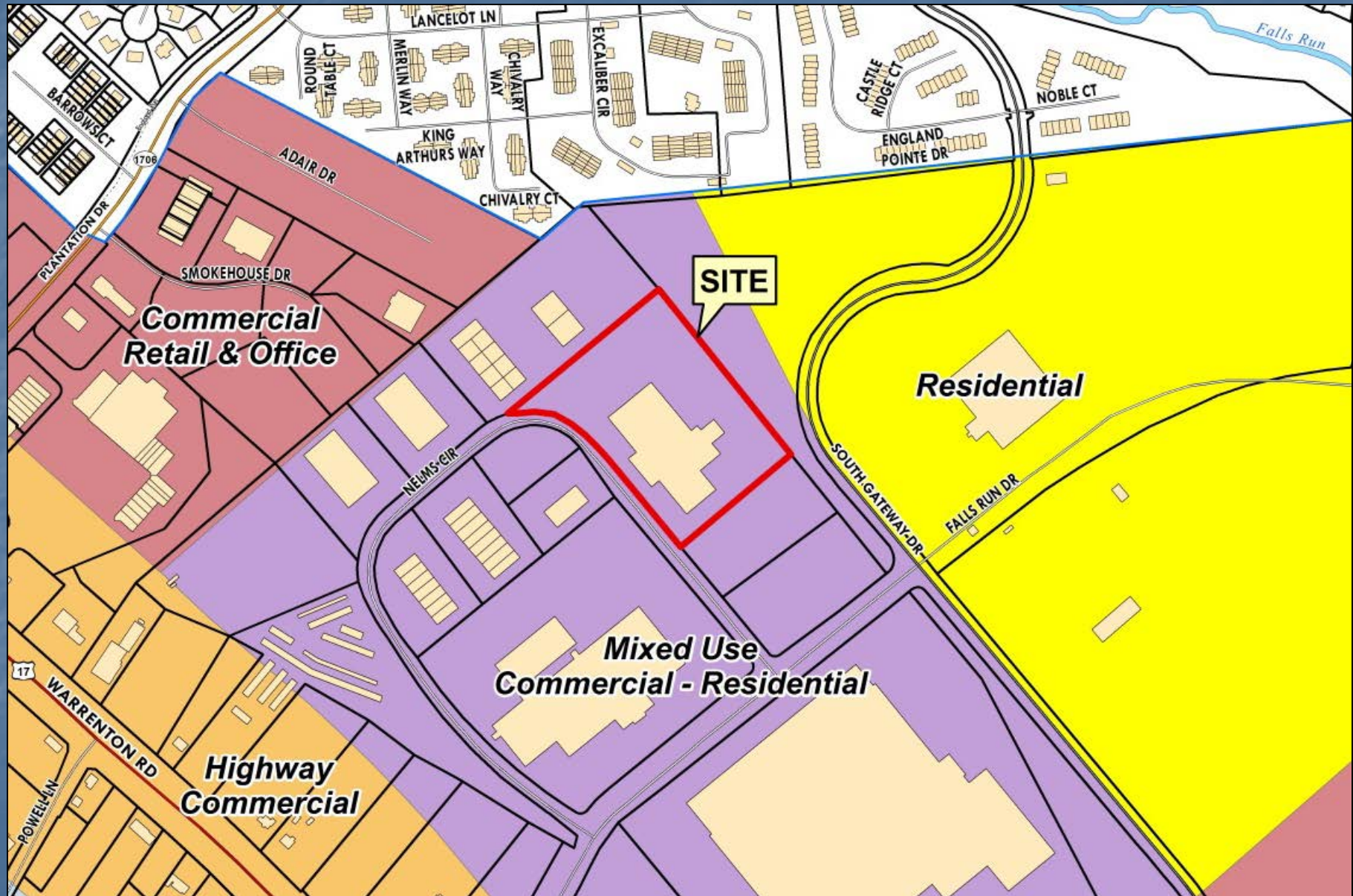
Background

- Request:
 - Request to amend conditions of an existing Conditional Use Permit (CUP) which permitted an exception to the maximum height of a structure
- Zoning District:
 - M-1, Light Industrial
- Assessor's Parcel: 45-15E
- Area: 6.56 acres
- Applicant/Agent: Stephen Gorney, Mapei Corp.
- District: George Washington

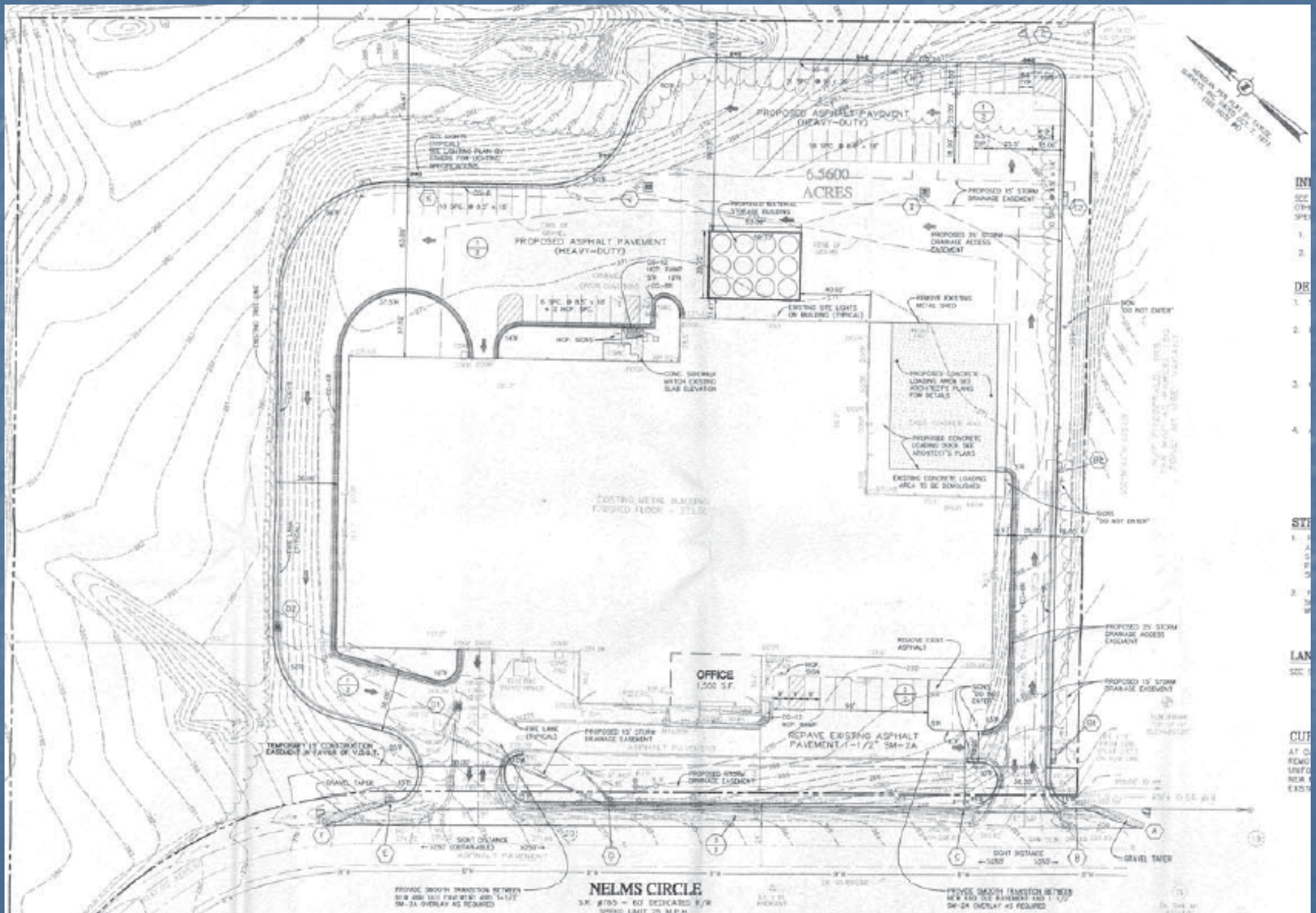
Location & Zoning



Comprehensive Plan – Land Use



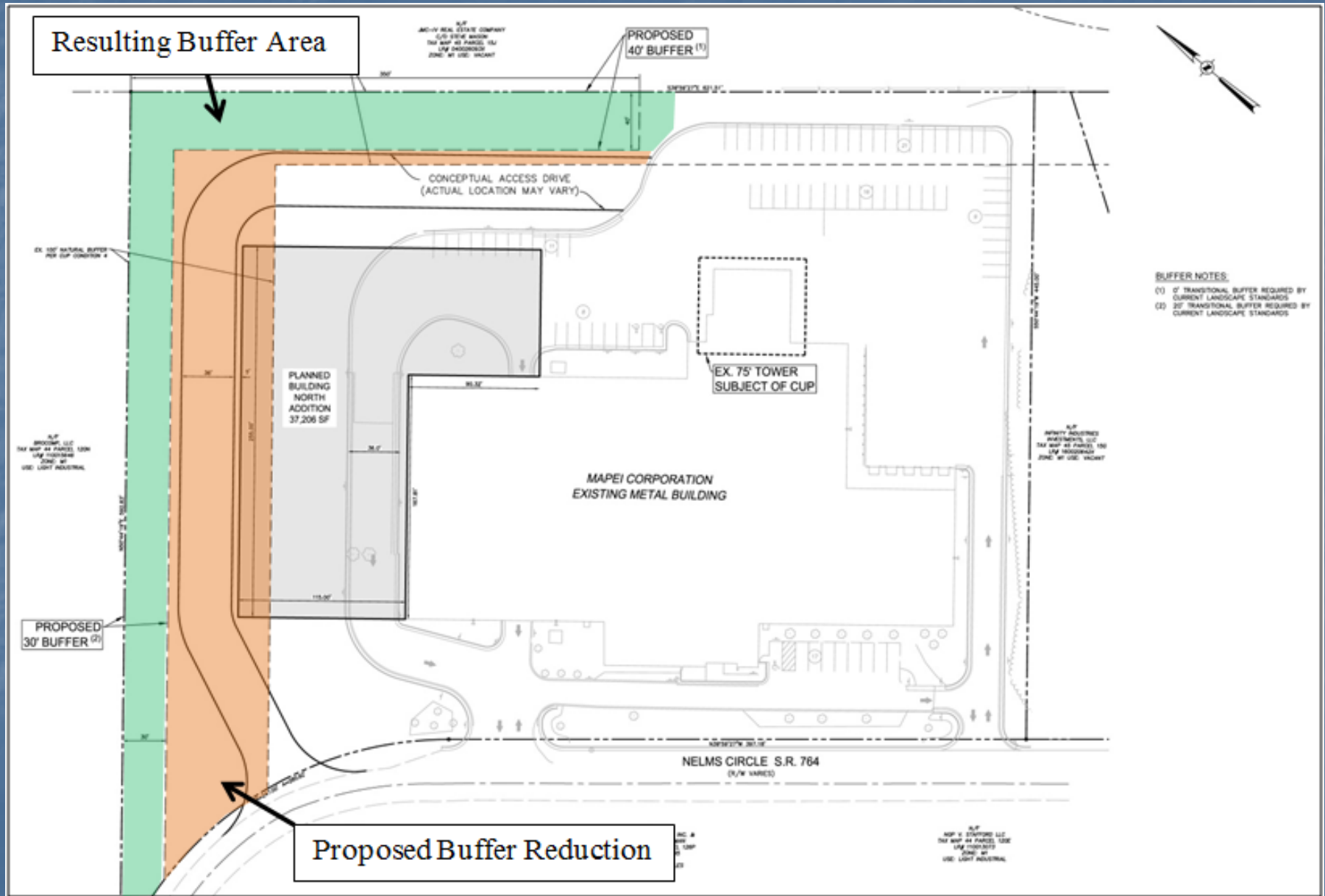
Original CUP (R98-07)



Existing Conditions



Layout Plan & CUP Amendment



Proposed CUP Condition Revisions

- Reduce required buffer along the northwest property line from 100' to 30'
- Reduce required buffer along the northeast property line from 50' to 40'
- Require that existing vegetation in buffer areas be preserved to the greatest extent possible

Evaluation – Staff Findings

■ Positives

- Consistent with established development patterns
- The proposed buffer reductions should not have a detrimental impact on adjacent properties
- Proposal supports Economic Development Strategic Plan goals by expanding business growth

■ Negatives

- The proposed expansion of an industrial use is not clearly consistent with the Comprehensive Plan recommendation for mixed-use development in this area

Recommendation

- Staff is supportive of the application with the proposed conditions pursuant to Resolution R18-32.
- On February 14th, the P.C. voted 6-0 (the George Washington District seat was vacant) to recommend approval.

Questions / Discussion

