

Crystal L. Vanuch, Chairman  
Cindy C. Shelton, Vice Chairman  
Tinesha Allen  
Meg Bohmke  
Thomas C. Coen  
L. Mark Dudenhefer  
Gary F. Snellings

Frederick J. Presley  
County Administrator

April 26, 2021

Primax Properties, LLC  
Adam F. Sellner  
1100 East Morehead Street  
Charlotte, NC 28204

**SUBJECT: *Application; Tax Map Parcel Nos. 44-64 & 44-65; Zoning Administrator Determination***

Dear Mr. Sellner:

This letter is in response to your attached request for a Zoning Administrator Determination dated February 22, 2021, regarding the following:

1. The outdoor display of merchandise on the sidewalk directly in front of the building as shown on the attached site plan, in this Zoning District is permitted.
2. The outdoor display of merchandise inside the Fenced Outdoor Display Area as shown on the attached site plan in this Zoning District is permitted.
3. The outdoor display of merchandise in the Permanent Trailer & Equipment Display Area as shown on the attached site in this Zoning District is permitted.
4. The outdoor display and sale of the following in the aforementioned outdoor display areas is permitted in the Zoning District: bulk propane from a 1,000 gallon tank, welding gas, trailers, pedal boats and motorized vehicles that include mini bikes, dirt bikes, scooters, UTV's and ATV's.
5. The outdoor display and sale of hay and forage is permitted in this Zoning District
6. Pet grooming and washing services and a pet veterinary care clinic are permitted in this Zoning District.

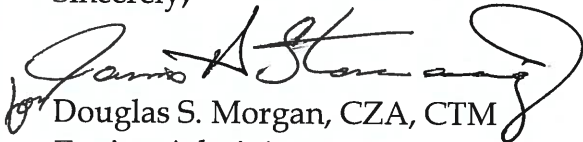
The property located on Tax Map Parcel 44-64 & 44-65 is located within the B-2, Urban Commercial zoning district. It is determined that the above listed uses are considered to be by-right and ancillary uses in the B-2 Urban Commercial zoning district in accordance with the Stafford County Zoning Ordinance, Section 28-35, Zoning District Uses and Standards. In addition, all other applicable code requirements must be shown and reviewed for approval on a site plan.

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This determination may be appealed to the Board of Zoning Appeals within thirty (30) days from receipt of this letter, in accordance with Sec. 15.2-2311 of the Code of Virginia, or this decision shall be final and un-appealable. You may obtain the BZA appeal application at <https://staffordcountyva.gov/DocumentCenter/View/3700/Appeal-Application>. The fee for such an application is \$1,952.25.

Sincerely,



Douglas S. Morgan, CZA, CTM  
Zoning Administrator

DSM:mm  
attachment