

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, Stafford County Administration Center, Stafford, Virginia, on the 17th day of January, 1995:

<u>MEMBERS:</u>	<u>VOTE:</u>
Robert C. Gibbons, Chairman	Yes
Linda V. Musselman, Vice Chairman	Yes
Alvin Y. Bandy	Yes
Ferris M. Belman, Sr.	Yes
Lindbergh A. Fritter	Yes
Kenneth T. Mitchell	Yes
Lyle Ray Smith	Yes

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

AN ORDINANCE TO AMEND AND REORDAIN THE ZONING ORDINANCE FOR STAFFORD COUNTY BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY, WITH PROFFERS, FROM R-1, SINGLE FAMILY RESIDENTIAL, TO B-2, GENERAL COMMERCIAL, PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL 20-6, ROCK HILL ELECTION DISTRICT

WHEREAS, Marcher Consultants, Inc., applicant, has submitted application RC94-14 requesting reclassification, with proffers, from R-1, Single Family Residential, to B-2, General Commercial, of property consisting of approximately 3.10 acres, located on the north side of Garrisonville Road, approximately 150 feet west of Meadow Lane, Rock Hill Election District; and

WHEREAS, the Board has carefully considered the recommendation of the Planning Commission and staff and the testimony at the public hearing; and

WHEREAS, the Board has determined that the requested zoning is compatible with the surrounding land uses and zoning; and

WHEREAS, Annie M. Cheatwood, representative of the B. M. Arrington Estate, property owner has authorized Marcher Consultants, Inc. to make proffers which are a part of this application;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 17th day of January, 1995, that the Zoning Ordinance for Stafford County be and it hereby is amended and reordained by amending the Zoning District Map to reclassify, with proffers, the parcels of land, as shown on the plat of survey by Rinker-Detwiler & Associates, dated October 25, 1994, from R-1, Single Family Residential, to B-2, General Commercial, with the following proffers:

LAND USE:

1. The uses permitted on the property shall be limited to Office as permitted in the B-2, General Commercial, Zoning District.

SITE CONFIGURATION:

1. The site shall be improved in accordance with the Generalized Development Plan ("GDP") prepared by Kniseley & Associates, P.C., dated October 27, 1994, which is attached hereto and incorporated herein, subject to minor adjustments to preserve natural vegetated buffers on the north side of the lot provided that the buffer shall not be less or smaller in depth than that which is shown on the said plan. The property shall be developed with Office not to exceed 40,000 sq. ft. of gross floor area.
2. The site shall be developed in accordance with the referenced GDP and shall utilize internal traffic flow systems in accordance with the Stafford County Guidelines for Development, dated July 13, 1989.
3. There shall be no more than one (1) vehicular access point to the property from Garrisonville Road.
4. Any portion of the subject property located within the one hundred year floodplain will be left in a natural and undisturbed state to the extent most practical.
5. Acceleration, deceleration and left turn lanes shall be provided at major entrances in accordance with the Stafford County Guidelines for Development, dated July 13, 1989.

6. The applicant shall reserve areas for future interparcel access to adjoining parcels as appropriate.

BUFFERING:

1. Prior to issuance of a certificate of occupancy for any building on the property, a Class D or Class I buffer yard shall be provided adjacent to any residentially zoned property adjoining the property in accordance with the adopted Zoning Ordinance for Stafford County effective January 1, 1995 (the "New Ordinance").
2. Where filling and grading occur within a buffer area causing natural vegetation to be disturbed, the owner or developer shall provide supplemental plantings in accordance with Class D or Class I bufferyard requirements as described in the New Ordinance as determined by the Zoning Administrator in order to return the buffer area to its prior condition as nearly as reasonably possible.
3. The maintenance of all vegetation, berms or fencing of buffer areas shall be the responsibility of the property owners, heirs or assigns.

AESTHETICS/ARCHITECTURE:

1. The principal materials on all sides of all newly constructed building facades will consist of brick, glass or comparable materials.
2. All mechanical systems, including those located on rooftops, shall be screened from view at the property line.
3. All dumpster pad sites shall be screened by solid wood board-on-board fencing or brick walls six feet (6') to seven feet (7') in height with a gate and located as unobtrusively as reasonably possible.
4. Prior to the issuance of a building permit for any building on the property, Class A landscaping shall be installed in all parking areas serving such building. All landscaping associated with said parking areas shall be planted in accordance with the Stafford County guidelines for development dated July 13, 1989. The periphery of parking areas may be calculated in meeting Class A requirements.

5. Any landscaping located near commercial entrances onto state maintained roads shall not exceed two feet (2') in height to prevent obstruction of sight distance.

LIGHTING:

1. Lighting necessary for the purposes of security for the building and construction equipment during construction periods shall be of such a nature that, it will not adversely affect the health, safety and welfare of the occupants and their families residing in the nearby dwelling units.
2. All lighting to serve parking areas and travelways on the property shall be directed downward and inward away from adjacent uses and public roads not to exceed twenty feet (20') in height.

SIGNAGE:

1. The site shall be limited to one free-standing general advertisement sign.
2. All free-standing signs shall be monument style business signs, constructed of brick, wood or similar materials compatible with the development of the site.
3. Facade signs utilized on store fronts shall be of coordinated color, size, materials and design.


UTILITIES:

1. All structures shall be served by public water and sewer.

STORMWATER MANAGEMENT:

1. All stormwater management shall be designed and constructed in accordance with the Stafford County Stormwater Management Plan and Ordinance. Such facilities shall be maintained by the property owner or assigns.

A Copy, teste:



C. M. Williams, Jr.
County Administrator

CMWJr:WCS:ek