

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 3rd day of March, 1998:

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

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

AN ORDINANCE TO AMEND AND REORDAIN THE ZONING ORDINANCE BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY, WITH PROFFERS, FROM A-1, AGRICULTURAL, TO SC, SUBURBAN COMMERCIAL, PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL 19-25B, ROCK HILL ELECTION DISTRICT

WHEREAS, Karl R. Brewer, applicant, has submitted application RC97-19, requesting reclassification, with proffers, from A-1, Agricultural, to SC, Suburban Commercial, of property consisting of approximately 0.9 acre, located on the south side of Garrisonville Road just east of DeShields 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 proposed zoning is compatible with the surrounding land uses and zoning;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 3rd day of March, 1998, 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 parcel of land, as shown on the plat of survey by Sullivan, Donahoe & Ingalls, dated December 18, 1997, from A-1, Agricultural, to SC, Suburban Commercial, with the following proffers:

1. Development Plan - The property will be developed generally in accordance with the plan identified as "Generalized Development Plan," prepared by Larry W. Ingalls, dated December 18, 1997, subject, however, to modifications as dictated by topographical considerations, sound engineering practices, and location or development considerations, except that the applicant agrees to construct the parking lot to the rear of the existing structure on the property.
2. Turning Lanes
 - a. In the event the applicant expands the proposed commercial use of the property, namely a pool supply retail store, to other unrelated commercial uses, or enlarges, replaces, or substantially modifies the existing building on the property, and if requested to do so by the County, with the concurrence of VDOT, the applicant agrees to construct acceleration and deceleration lanes within the existing state right-of-way leading to and from the entrance on the property.
 - b. In the event that adjacent properties are developed commercially, and the County, with concurrence of VDOT, requests the construction of acceleration and deceleration lanes to service those properties and the property of the applicant, the applicant agrees to make a proportionate financial contribution to such construction costs based on the estimated number of vehicles accessing the applicant's property, in comparison with the adjacent properties.
3. Sewer Easement If requested to do so by the County, the applicant agrees to dedicate an appropriate easement for the construction by the County of a gravity sewer line across the property, provided that the easement does not substantially interfere with the applicant's use of the property. The applicant further understands that since the property is already connected to County sewer, the applicant may connect to the new gravity line without payment of additional connection fees, provided there is no increase in sewer demand.

4. Shared Access In the event that the adjacent property to the west develops commercially, the applicant agrees to restrict access to the property to a shared entrance in the approximate location of DeShields Lane, as shown on the Generalized Development Plan.
5. Applicant agrees to maintain the existing fence on the eastern boundary of the property.

A Copy, teste:



C. M. Williams, Jr.
County Administrator

CMWJr:WCS:ek