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Frederick J. Presley
County Administrator

March 1, 2021

NOTICE TO ABUTTING PROPERTY OWNERS

Subject: *Zoning Administrator Determination; Application 21153755; Tax Map Parcel Nos. 44-64 & 44-65*

This is to notify you that an application for a Zoning Determination, for Tax Map Parcel Nos. 44-64 and 44-65 has been submitted to the Stafford County Zoning Administrator in the Department of Planning and Zoning.

The applicant, Primax Properties, LLC, is requesting a determination for a proposed use of a tractor supply retail store in the B-2, Urban Commercial Zoning District.

Enclosed is a copy of the request submitted. You will be notified by copy of the determination when completed. If you have any question, please contact me at the Department of Planning and Zoning at 540-658-8668.

Sincerely,



Douglas S. Morgan
Zoning Administrator

DSM: mm

Attachment (1)

STAFFORD COUNTY
Department of Planning and Zoning



ZONING ADMINISTRATOR'S
DETERMINATION APPLICATION

RECEIVED BUT NOT OFFICIALLY SUBMITTED	
DATE: _____	INITIALS: _____
OFFICIALLY SUBMITTED	
DATE: <u>3/1/2021</u>	INITIALS: <u>MM</u>

<u>ZONING ADMINISTRATOR'S DETERMINATION</u>		<u>APPLICATION NUMBER</u>
TYPE OF APPLICATION		
APPLICANT INFORMATION		
Primax Properties, LLC		
NAME		
1100 East Morehead Street		
STREET ADDRESS		
Charlotte, NC 28204		
CITY	STATE	ZIP
704-954-7224	704-756-5375	
PHONE	CELL	
704-344-8288	asellner@primaxproperties.com	
FAX	EMAIL	
OWNER INFORMATION (If different than applicant)		
Patricia Ann Lerose, Todd A. Lerose, Matt L. Lerose and Lisa D. Lerose, Elizabeth Del Carmen Del Cid & Alexander Quintanilla Del Cid		
NAME		
255 Lerose Drive, Fredericksburg, VA 22406		
ADDRESS	CITY	STATE ZIP
PHONE	CELL	
FAX	EMAIL	
PROPERTY INFORMATION		
44	two lots: parcel 64 is 3.74 acres parcel 65 is 0.3 acres	
TAX MAP	SECTION	PARCEL/LOTS LOT SIZE
B-2 urban commercial per O21-05		January, 19, 2021
ORDINANCE(S) #	DATE(S) OF RECLASSIFICATION	
vacant land	Tractor Supply Company retail store	
EXISTING USE	PROPOSED USE	
	Hartwood Election District	
COMPREHENSIVE PLAN DESIGNATION	MAGISTERIAL DISTRICT	
FOR OFFICE USE ONLY		
<u>21153755</u>	<u>5</u>	
APPLICATION #	NUMBER OF ADJACENT PROPERTY OWNERS	
Fees Paid: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Amount: \$ <u>5</u>	



February 22, 2021

Douglas Morgan
Zoning Administrator
Stafford County
1300 Courthouse Road
Stafford, VA 22554

RE: Proposed Tractor Supply Company Store
Tax Map Parcel Nos. 44-64 and 44-65

Dear Mr. Morgan:

The above referenced parcels were recently rezoned with proffers from A-1 to B-2 by Ordinance O21-05 on January 19, 2021.

The Lerosé and Del Cid families currently own both parcels. Primax Properties, LLC is under contract to buy both parcels for the development of a Tractor Supply Company retail store. As such, Tractor Supply Company requests verification that the B-2 zoning permit 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 plan*) 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 (including mini bikes, dirt bikes, scooters and UTVs and ATVs).
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.

We are therefore submitting this Zoning Determination application to confirm the uses listed above are allowable in the B-2 zoning district as approved with proffers in Ordinance O21-05

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam F. Sellner".

Adam F. Sellner
Project Director, Primax Properties, LLC

Attachment:

Zoning Administrator's Determination Application,
Tractor Supply Company – Fredericksburg (Stafford County) Site Plan