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County Administrator

March 9, 2021

Walsh, Colucci, Lubeley & Walsh, PC  
4310 Prince William Parkway, Suite 300  
Prince William, VA 22192

**SUBJECT: *Application; Tax Map Parcel Nos. 37-78, 37-79 & portion of 37-30; Zoning Administrator Determination***

Dear Ms. Pfeiffer:

This letter is in response to your attached request for a Zoning Administrator Determination dated January 29, 2021, regarding the following proposed uses, 1) Receiving, storing, assembling, shipping, distributing, preparing and selling products, material and merchandise, including food, grocery and liquor items (including, but not limited to canned and frozen foods, dairy products, fresh fruits and vegetables and fresh and prepared meats, fish and poultry), 2) Parking, storage, loading/unloading and use of automobiles, trucks and trailers (including driving in and through a proposed building(s) for such automobiles, trucks and trailers), 3) Processing of customer returns, 4) Light manufacturing, 5) Assembly and repairs, 6) General warehouse, 7) Office, 8) Data center use, 9) Printing, 10) Making products on demand, 11) Ancillary and related uses for any of the above. This determination will be based on the current Zoning Ordinance regulations. Please see the response to your request below.

The property located on Tax Map Parcel 37-78 is located within the M-1, Light Industrial zoning district. It is determined that the above listed uses are considered to be by-right uses within the M-1, Light Industrial zoning district in accordance with the Stafford County Zoning Ordinance, Section 28-35, Zoning District Uses and Standards.

However, according to the Stafford County Zoning Ordinance, Section 28-25, Definitions of Specific Terms, fleet parking is defined as *Fleet parking*. Off-site parking and storage of more than five (5) operable vehicles, other than automobiles, which are used in the daily operations of a business or, the parking and storage of more than one vehicle with a gross vehicle weight in excess of ten thousand (10,000) pounds. This does not include parking and storage of farm vehicles, construction equipment, or similar devices not licensed to operate on state roads. Therefore, the storage of automobiles would not be allowed.

Letter to: Walsh, Colucci, Lubeley, and Walsh, OC  
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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,

A handwritten signature in black ink that reads "Melody Musante for" with a stylized flourish at the end.

Douglas S. Morgan  
Zoning Administrator

DSM:mm