

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 5th day of May, 1998:

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

On motion of Mr. Bandy, seconded by Mr. Belman, which carried by a vote of 7 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-2, RURAL RESIDENTIAL, TO RC, RURAL COMMERCIAL, ON PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL 55-139U, GEORGE WASHINGTON ELECTION DISTRICT

WHEREAS, Kevin Corolla, applicant, has submitted application RC98-05, requesting reclassification, with proffers, from A-2, Rural Residential to RC, Rural Commercial, of approximately 4.052 acres, located on the south side of White Oak Road, west of McCarty Road, George Washington 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;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 5th day of May, 1998 that the Zoning Ordinance for Stafford County be and it hereby is amended and reordained by amending the Zoning District Map to reclassify the parcel of land identified on the plat of survey by Lloyd G. Diehl, CLS, dated May 1, 1976 from A-2, Rural Residential to RC, Rural Commercial with the following proffers:

LAND USE:

1. The uses permitted on the property shall be those uses permitted in the RC- Rural Commercial, Zoning District with the exception of:

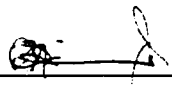
Convenience Store	Restaurants
Convenience Center	Dance Studio
Automobile Service	Drugstore
Broadcast Station	Florist
Vehicle Fuel Sales	Lumber & Electrical Supply
Barber & Beauty Shop	Place of Worship
Retail Bakery	Retail Food Store
Tailor Shop	Restaurant Without Drive-thru
Public Facility/Utility	Bank

SITE CONFIGURATION:

1. The existing residential structures shall be razed prior to development of the site for commercial purposes.
2. Access to the site shall be from McCarty Road until White Oak Road is improved to four lanes. There will be no parking of vehicles within the 40-foot reserve area.
3. Prior to final site plan approval, the applicant shall dedicate a right-of-way for future improvements to McCarty Road. Such dedication shall be twenty-five (25) feet from the centerline of McCarty Road and, shall be made to Stafford County free and clear of monetary liens or encumbrances.
4. Applicant shall reserve area within fifty-five (55) feet from centerline of White Oak Road to allow for future road improvements. No improvements except utilities will be constructed in the reserved area.

5. The use of the property may only include bottled water production, deliveries, and retail sales and water treatment sales and services for a period of 5 years from the date of approval.
6. No building or other construction may be done on the area marked with slashed lines designated "No construction area" so shown on the attached plat. Construction may include the proposed building at the approximately location shown on said plat with the appropriate infrastructure (parking, driveways, septic systems, storm water management areas, etc.). Future expansion shall be permitted for similar areas with appropriate infrastructure.

A Copy, teste:



C. M. Williams, Jr.
County Administrator

CMWJr:WCS:ek