



AGENDA ITEM FORM

TYPE OF AGENDA ITEM:

- CONSENT AGENDA
- PRESENTATION
- ACTION ITEM
- TOWN MANAGER & STAFF COMMENTS
- PUBLIC HEARING
 - Duly Advertised

PURPOSE OF ITEM:

- INFORMATION ONLY
- DISCUSSION ONLY
- DISCUSSION AND/OR DECISION
 - Introduction Resolution
 - Ordinance Grant/MOU
 - By Motion Bylaws

PRESENTER: Laura O'Dell

PRESENTER TITLE: Zoning Administrator

AGENDA ITEM:

Proposed Ice Cream Stand in Dumfries Shopping Plaza

BACKGROUND / SUMMARY:

Applicant has requested to install and operate an ice cream stand located at 17945 Dumfries Shopping Plaza, GPIN# 8189-80-2217 on 0.89 acres. The Planning Commission reviewed the site plan on December 16, 2013 and voted to move the application forward pending the following conditions: include location of dumpster, safety around seating, location of site lighting, and location of any signage. The site plan has been amended per the comments of the Planning Commission and is before you for your consideration.

ATTACHMENTS:

- Staff Report
- Resolution
- Proposed Site Plan (not included online)

REQUESTED ACTION:

Consideration of the proposed ice cream stand

FOR MORE INFORMATION, CONTACT:

Name: Laura O'Dell

Phone#: 703-221-3400

E-mail: lodell@dumfriesva.gov

FOR USE DURING MEETING

VOTE:

PASSED

NOT PASSED

Y	N		Y	N		Y	N	
<input type="checkbox"/>	<input type="checkbox"/>	Brewer	<input type="checkbox"/>	<input type="checkbox"/>	Foreman	<input type="checkbox"/>	<input type="checkbox"/>	Forrester
<input type="checkbox"/>	<input type="checkbox"/>	Reynolds	<input type="checkbox"/>	<input type="checkbox"/>	Toney	<input type="checkbox"/>	<input type="checkbox"/>	Washington
<input type="checkbox"/>	<input type="checkbox"/>	Wood						



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www.dumfriesva.gov

To: Town Council
From: Laura O'Dell, Town Planner/Zoning Administrator
Date: January 21, 2014
RE: Ice Cream Stand Site Plan Review

STAFF REPORT

I. Background is as follows:

- A. Request - This is a request to have an ice cream stand in the Dumfries Shopping Center.
- B. Site Location - The site is identified by the following GPIN number:
 - 8189-80-2217

The site is located at current address 17945 Dumfries Shopping Plaza. The lot is approximately 0.89 acres.

- C. Comprehensive Plan - The site is designated as Commercial in the Future Land Use Map dated January 1993.
- D. Zoning - The site is currently zoned B-1, General Business.
- E. Surrounding Land Uses - All adjacent lots are zoned B-1.
- F. Current Use of the Property - the lot where the proposed ice cream stand is currently vacant unmarked pavement.

II. Current Situation is as follows:

- A. Applicant has submitted a request and site plan to have an ice cream stand.
- B. The site plan meets the intent of the B-1 District and Site Plan Regulations of Sec. 70-536. All requirements of Town Code Sec. 70-540, Site Plan Contents have been met.
- C. The applicant proposes to have an ice cream stand with 8 tables for outdoor seating on a proposed patio, and 10 parking spaces.

Issues for review of the Subdivision, in order of importance, are as follows:

- D. Comprehensive Plan - Is the proposed project consistent with the Comprehensive Plan?

- The proposed use for which the site plan has been prepared is consistent with the comprehensive plan in that the proposed business will be commercial and compatible with all surrounding uses, and meets all regulations for the B-1 District.

E. Zoning Ordinance, Intent of B-1 zoning – Does the proposed project promote the intent of the R-2 zoning district?

- The site plan and proposed use presented meet the intent of the B-1 District.

F. Conditions – Are there any conditions that should be applied to the use to limit the impact of the use on the surrounding area?

III. Recommendation: Staff recommends approval of the proposed site plan.

Attachments

A. Site Plan

AT A REGULAR MEETING OF THE DUMFRIES TOWN COUNCIL HELD ON TUESDAY, FEBRUARY 4, 2014, IN COUNCIL CHAMBERS, 17755 MAIN STREET, DUMFRIES, VIRGINIA: ON A MOTION DULY MADE BY _____, AND SECONDED BY _____, THE FOLLOWING RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE:

Charles C. Brewer, ____;
Gerald M. Foreman, II, ____;
Kristin W. Forrester, ____;
Helen D. Reynolds, ____;
Willie J. Toney, ____;
Gwen P. Washington, ____;
Derrick R. Wood, ____;

A RESOLUTION TO APPROVE SITE PLAN #SP14-001, AL AND ARCHIE'S ICE CREAM @ DUMFRIES SHOPPING PLAZA

WHEREAS, a site plan (#SP14-001, Al and Archie's Ice Cream @ Dumfries Shopping Plaza) has been submitted for a portion of the property known as GPIN 8189-80-2217 located at 17945 Dumfries Shopping Plaza for an ice cream stand; and

WHEREAS, the site plan was reviewed by Town staff and external agencies for conformance with all applicable federal, state, and local codes; and

WHEREAS, the Town of Dumfries Planning Commission reviewed the site plan at their December 16, 2013 meeting and recommended that Town Council approve the site plan; and

WHEREAS, the Dumfries Town Council finds that the site plan is in conformance with the Town of Dumfries Zoning Ordinance.

NOW, THEREFORE BE IT RESOLVED by the Council of the Town of Dumfries on this the 4th day of February, 2014 that the site plan dated Jan 8, 2014 Al and Archie's Ice Cream @ Dumfries Shopping Plaza (#SP14-001) is hereby approved.

By Order of Council:

Gerald M. Foreman, Mayor

Attest: _____
Dawn Hobgood, Clerk

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Site Plan Available at Town Hall for Viewing