



AGENDA FOR PLANNING COMMISSION
 WORKSESSION FOR DECEMBER 10, 2012,
 VENUE: DUMFRIES TOWN HALL
 ADDRESS: 17755 MAIN STREET, DUMFRIES VA 22026

PLANNING COMMISSION WORK SESSION 5:00 PM

I. Call to Order

Chair Russell called the meeting to order.

II. Roll Call

Present: Naeem Arshad (joined the meeting after roll call)
 Gina Critchley
 Christopher Padberg
 William O'Kelly Russell
 John Webb
 Louise Waggy
 Morgan Brim, Town Planner/Zoning Administrator

Absent: Vacant seat

III. Discussion

- A. ZTA-12-002 Town Council's request for the review and update of allowable, conditional and accessory uses of the **B-1 Zone**
- B. ZTA-12-002 Town Council's request for the review and update of allowable, conditional and accessory uses of the **B-2 Zone**
- C. ZTA-12-002 Town Council's request for the review and update of allowable, conditional and accessory uses of the **FB/O-1 Zone**

Decisions made by the PC changing the zoning district work sheet are noted with gray highlighting and anything removed is lined through.

B-1 Zone Use Considerations				
Use	Add as Alw	Add as CUP	Add as Acc	
Carpenter or cabinet shop	Add as Alw	Add as CUP		FB/O-1
Catering - Commercial (off premises) No outside storage; commercial vehicles shall not be visible from the public right-of-way	Add as Alw	Add as CUP		
Catering - Commercial (on or off premises)	Add as Alw	Add as CUP		

Civic club	Add as Alw	Add as CUP		
Commercial Artist, Photographer, Recording Studio	Add as Alw	Add as CUP		
Commercial bus station		Add as CUP		
Commercial kennel		Add as CUP		
Commercial short-term parking	Add as Alw	Add as CUP		
Company vehicle service facility		Add as CUP		FB/O-1
Continuing care retirement community		Add as CUP		
Crematory, secondary to a hospital, mortuary, or funeral home		Add as CUP		
Donated materials collection container/structure/bin center Not visible from the public way	Add as Alw	Add as CUP		
Dry cleaning pick-up / drop off facility	Add as Alw	Add as CUP		
Dry cleaning/garment processing facility, retail, less than 3,000 square feet and Laundry	Add as Alw	Add as CUP		
Dry cleaning/garment processing facility, retail, greater than 3,000 square feet and Laundry		Add as CUP		FB/O-1
Event center/meeting hall	Add as Alw	Add as CUP		
Farmer's market	Add as Alw	Add as CUP		
Flea market	Add as Alw	Add as CUP		
Food service, institutional	Add as Alw	Add as CUP		
Fraternity, sorority, secondary to college, university or seminary (on campus only)	Add as Alw	Add as CUP		
Funeral Homes, w/o crematories or live animal slaughter	Add as Alw	Add as CUP		
Furniture repair and upholstery dipping and stripping	Add as Alw	Add as CUP		
Garden center	Add as Alw	Add as CUP		
Gasoline Filling Stations (check into seeing if it can be limited to a certain number allowed)		Add as CUP		
Glass / Mirror Sales and Services, excluding automobiles	Add as Alw	Add as CUP		FB/O-1
Greenhouse or nursery	Add as Alw	Add as CUP		
Gunsmith shop	Add as Alw	Add as CUP		
Helistop (add to Hospital as an accessory use)		Add as CUP		
Institute for special education and training	Add as Alw	Add as CUP	Add as Acc	
Interior design and decorating shop	Add as Alw	Add as CUP		

Laundromat	Add as Alw	Add as CUP		
Laundry / Cleaning Works, no combustible solvent use	Add as Alw	Add as CUP		
Laundry, industrial		Add as CUP		
Kennel, commercial		Add as CUP		
Lawn mower/small engine service		Add as CUP		FB/O-1
Live entertainment Researching further – possible ordinance to require live entertainment permit – renewable yearly	Add as Alw	Add as CUP	Add as Acc	
Marina	Add as Alw	Add as CUP	Add as Acc	
Medical care facility, specialized outpatient, urgent care	Add as Alw	Add as CUP		
Medical / Dental Laboratory	Add as Alw	Add as CUP		
Medical or dental laboratory, secondary to medical or dental clinic	Add as Alw	Add as CUP	Add as Acc	
Mixed use building	Add as Alw	Add as CUP		
Mobile home or office sales, lease or service		Add as CUP		
Model Car Racetracks		Add as CUP		
Mortuary, funeral, or wedding chapel	Add as Alw	Add as CUP		
Motorcycle sales, rental or lease, service or repair within a building – no exterior storing or staging	Add as Alw	Add as CUP		
Motor vehicle parts, new or remanufactured, retail within a building – no exterior storage or staging Depending on determination below two commercial vehicles permitted, to be garage on-site and cannot be visible from the right-of-way	Add as Alw	Add as CUP		
There was discussion about researching and possibly including in the business zoning district; No more than two commercial vehicles permitted, to be garage on-site and cannot be visible from the right-of-way There was discussion about including in the business districts; an accessory building needs to have a CUP				
Motor vehicle repair, machine shop		Add as CUP		FB/O-1
Motor vehicle sales, rental or lease (recreational)		Add as CUP		FB/O-1
Motor vehicle towing		Add as CUP		FB/O-1

Petting zoo		Add as CUP		
Paint ball, range, interior		Add as CUP		
Publishing and printing less than 4,000 square feet	Add as Alw			
Greater than 4,000 square feet		Add as CUP		FB/O-1
Quick service food store	Add as Alw	Add as CUP		
Railroad passenger station		Add as CUP		
Range, shooting (indoor)	Add as Alw	Add as CUP		
Range, shooting (indoor/outdoor)		Add as CUP		
Recreation facility, commercial (indoor)		Add as CUP		
Recreation facility, commercial (outdoor)		Add as CUP		
Recycling collection points		Add as CUP		
Religious institution	Add as Alw	Add as CUP		
Religious institutions, with related facilities, excluding cemeteries		Add as CUP		
Restaurant/Café	Add as Alw			
Restaurant, carry out	Add as Alw	Add as CUP		
Restaurant - catering No more than two commercial vehicles permitted, to be garage on-site and cannot be visible from the right-of-way			Add as ACC	
Restaurant, drive-in/drive-up, drive through		Add as CUP		
School of special instruction	Add as Alw	Add as CUP		
Self Storage Facility		Add as CUP		

IV. Adjournment

Ms. Waggy moved, seconded by Mr. Padberg, to adjourn the meeting. The motion carried by the following voice vote: Naeem Arshad, yes; Gina Critchley, yes; Christopher Padberg, yes; William O'Kelly Russell, yes; Louise Waggy, yes; John Webb, yes; vacant seat.

Minutes submitted by

Approved by

Dawn Hobgood
Town Clerk

William O'Kelly Russell
Chair