



AGENDA FOR PLANNING COMMISSION  
WORKSESSION FOR DECEMBER 17, 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  
Christopher Padberg  
William O'Kelly Russell  
John Webb  
Morgan Brim, Town Planner/Zoning Administrator

Absent: Gina Critchley  
Louise Waggy  
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	
<del>Shooting Range, indoors</del>		Add as CUP		
<del>Stand alone Car Wash</del>	Add as Alw	Add as CUP		
Taxi or limousine dispatching office only		Add as CUP		

Taxi or limousine dispatching or service facility				FB/O-1
Theater (drive in)	Add as Alw	Add as CUP		
Theater (indoor)	Add as Alw	Add as CUP		
Tool and equipment rental (minor) no external storage	Add as Alw	Add as CUP		Allowable in FB/O-1
Party Rental (indoor only)	Add as Alw			
Trade / Convention Center Convention Space	Add as Alw	Add as CUP	Add as Acc w/CUP	FB/O-1 w/CUP
Trade, technical and vocational school	Add as Alw			
Travel agency	Add as Alw			
Waterfront or maritime uses		Add as CUP		
Water transportation facility	Add as Alw	Add as CUP		
Wedding Chapel	Add as Alw	Add as CUP		
Stadium or arena, indoor or outdoor		Add as CUP		
Watchman's dwelling			Add as Acc	
Coffee Shop	Add as Alw			
Miniature golf		Add as CUP		
Movie Theatre/ Assembly Hall		Add as CUP		
Musical Instruments/Sheet music/Records (sales)	Add as Alw	Add as CUP		
Photo Equip, sales Services/ photo Studios	Add as Alw	Add as CUP		
Archery/Gun Retail Store	Add as Alw	Add as CUP		
<b>B-2 Zone Allowable</b>				
<b>Use</b>	<b>Eliminate</b>	<b>Alw to CUP</b>		
Art gallery	Add as Alw	Alw to CUP		
Barber, beauty shop	Add as Alw	Alw to CUP		
Beauty supply and accessories	Add as Alw	Alw to CUP		
Clock shop sales and repair	Add as Alw	Alw to CUP		
Computer store or personal electronic sales and service	Eliminate Add as Alw			
Food store: Grocery store, supermarket (excluding convenience or quick service food stores)		Add as Alw		
Photographic equipment sales and service and photographic studio	Eliminate Add as Alw			
Recreation facility, public	Eliminate Add as Alw			

Repair services or businesses for the including repair of lamps, microwave ovens, radios, shoes, television sets, toasters, toys, watches, and similar items	Eliminate Add as Alw	Alw to CUP		
Shoe sales and repair store	Eliminate Add as Alw			
Stamp and coin stores	Add as Alw	Alw to CUP		
Tailor, seamstress shop	Eliminate Add as Alw			
Tanning salon	Eliminate Add as Alw			
Tobacco store	Eliminate Add as Alw			
Universities, colleges, and seminaries		Alw to CUP		
<b>B-2 Zone CUP</b>				
<b>Use</b>	<b>Eliminate</b>	<b>CUP to Alw</b>		
Amusement parlors		CUP to Alw		B-1
Banks and financial institutions with a drive-through	Eliminate	CUP to Alw		
Research was going to be done on payday lending, pawn shops, bail bondsmen, and check cashing – those type of uses – If a category is needed it will go in B-1				
Bed and breakfast inn		CUP to Alw		
Child care or adult day care center	Eliminate	CUP to Alw		
Churches and places of worship		CUP to Alw		
Cultural arts and entertainment centers		CUP to Alw		
Dog grooming, without indoor or outdoor kennel facilities	Eliminate	CUP to Alw		
Drug store with a drive-through window	Eliminate	CUP to Alw		
Furniture store, with retail floor area not exceeding 20,000 square feet		CUP to Alw Add as Alw		
Locksmith	Eliminate Add as Alw	CUP to Alw		
Museum		CUP to Alw		
Off premises sales of beer and wine	Eliminate	CUP to Alw		
Philanthropic and charitable institutions	Eliminate	CUP to Alw		B-1 w CUP
Residential, multifamily, located above a commercial, retail or office use on the ground floor		CUP to Alw		

School, K-12	Eliminate	CUP to Alw		
Uses with a drive through window	Eliminate	CUP to Alw		
<b>B-2 Zone Use Considerations</b>				
<b>Use</b>	<b>Add as Alw</b>	<b>Add as CUP</b>	<b>Add as Acc</b>	
Any allowable use greater than <del>42,000</del> 10,000 square feet of floor area requires a conditional use permit.		Add as CUP		
Bicycle Sales / Repairs (indoor)	Add as Alw	Add as CUP		
Business School	Add as Alw	Add as CUP		
Cafeteria/lunchroom/snack bar/automat (move to restaurant)	Add as Alw	Add as CUP		
Civic club	Add as Alw	Add as CUP		
Coffee Shop	Add as Alw			
Commercial Artist, Photographer, Recording Studio	Add as Alw	Add as CUP		
Commercial parking	Add as Alw	Add as CUP	Add as Acc	
Commissary or Catering Establishment	Add as Alw	Add as CUP		B-1
Cultural Arts / Entertainment Centers	Add as Alw	Add as CUP		
Data or Computer services	Add as Alw	Add as CUP		
Donated materials collection center	Add as Alw	Add as CUP		
Dry cleaning pick-up facility	Add as Alw			
Dry cleaning/garment processing facility, retail, less than 3,000 square feet		Add as CUP		
Convention Space (inside) Event center/meeting hall	Add as Alw	Add as CUP	Add as Acc	
Farmer's market	Add as Alw	Add as CUP		
Fast Food Restaurants, w/o drive through	Add as Alw	Add as CUP		
Hospitals		Add as CUP		
Hotels / Motels	Add as Alw	Add as CUP		
Live entertainment	Add as Alw	Add as CUP	Add as Acc	
Live Theaters (indoor) / Entertainment Centers		Add as CUP		
Marina		Add as CUP		
Mixed use building	Add as Alw	Add as CUP		
Model Car Racetracks	Add as Alw	Add as CUP		
Office equipment sales, lease and service		Add as CUP		B-1
Package and ship store under 5,000 sq ft Telecommunications, Courier	Add as Alw	Add as CUP		

Services				
Pet grooming service	Add as Alw	Add as CUP		
Photographic processing laboratory	Add as Alw	Add as CUP		
Place of religious worship or assembly	Add as Alw	Add as CUP		
Self Service Photocopy Shop Printing, , Photo processing/blueprinting under 5,000 sq ft	Add as Alw	Add as CUP		

#### IV. Adjournment

Chair Russell adjourned the meeting.

Minutes submitted by

Approved by

\_\_\_\_\_  
Dawn Hobgood  
Town Clerk

\_\_\_\_\_  
William O'Kelly Russell  
Chair