

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**GEORGE L. GORDON, JR., GOVERNMENT CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**NOVEMBER 18, 2020
4:30 PM**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [RC19152902; Reclassification – Tree Haven Rezoning](#) - A proposed zoning reclassification from the B-1, Convenience Commercial Zoning District to the A-2, Rural Residential Zoning District on Tax Map Parcel No. 18-78, consisting of 3.67 acres (Property), to allow for the development of 3 single-family dwellings. The Property is located at the southwest intersection of Mountain View Road and Tree Haven Lane, within the Rock Hill Election District. **(Time Limit: February 26, 2021)**
2. [CUP19152654; Conditional Use Permit – Embrey Mill Phase 2A](#) - A request for a conditional use permit to allow 168 multi-family and 80 townhouse retirement housing units within the PD-2, Planned Development 2 Zoning District on a portion of Tax Map Parcel No. 29-53 (Property). The Property consists of 20.3 acres, and is located at the end of Boxelder Drive in the Embrey Mill subdivision, within the Garrisonville Election District. **(Time Limit: February 26, 2021)**
3. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O20-10 would amend the Zoning Ordinance, Stafford County Code, Sec. 28-165, “Amendments and variations of conditions” to allow for the waiver of a public hearing prior to approval of certain proffer condition amendments and establish notice requirements regarding the same. **(Time Limit: November 26, 2020)**
4. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O20-37 would amend the Zoning Ordinance, Stafford County Code, Sec. 28-35, Table 3.1 “District uses and standards” to require a conditional use permit for Warehouse, Mini Storage uses in the B-2, Urban Commercial, Zoning District as a conditional use permit. **(Time Limit: December 10, 2020)**

UNFINISHED BUSINESS

5. [Amendments to the Comprehensive Plan and the Zoning Ordinance](#) - Discuss proposed Resolution R20-81 and proposed Ordinance O20-20 to amend the Comprehensive Plan and Zoning Ordinance for the Implementation of the Board of Supervisors Healthy Growth Strategic Plan Priority. **(History: PC Work Session October 7, 2020) (BOS-PC Joint Public Hearing October 29, 2020)**

6. [Downtown Stafford](#) - Authorize public hearings for a Comprehensive Plan Amendment and a Zoning Ordinance Text amendment regarding the UD-5, Urban Development, Zoning District, and a zoning reclassification application for approximately 29 acres to the UD-5 Zoning District, in the Courthouse Planning Area. **(Time Limit: February 12, 2021) (History: PC Work Session December 2, 2020)**

NEW BUSINESS

7. [Amendments to the Comprehensive Plan and the Zoning Ordinance](#) - Amendment to Adopt Senior Housing Guidelines and Amend Senior Housing Parking Requirements **(Time Limit: January 28, 2021)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

8. Healthy Growth Subcommittee
Next Meeting – TBD
9. Land Conservation Subcommittee
Next Meeting – November 19, 2020 @ 3:00 PM, Activities Room
10. Cluster Ordinance Subcommittee
Next Meeting – November 12, 2020 @ 3:00 PM, ABC Conference Room

CHAIRMAN'S REPORT

OTHER BUSINESS

11. New TRC Submissions
 - * England Run Plantation Center – George Washington Election District
 - * Dolittle Farm – Hartwood Election District
 - * River Pointe – Hartwood Election District
 - * Riverview – Hartwood Election District

APPROVAL OF MINUTES

12. [August 26, 2020](#)
13. [September 23, 2020](#)

ADJOURNMENT