

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

FEBRUARY 10, 2016
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

NONE

UNFINISHED BUSINESS

1. [RC15150498; Reclassification - Stafford Commons Retail Center](#) - A request for a reclassification from the A-1, Agricultural Zoning District to the B-2, Urban Commercial Zoning District, to allow for the development of a commercial complex including a bank, restaurant, and retail building on Tax Map Parcel No. 39-13. The property consists of 0.50 acres, located on the west side of Jefferson Davis Highway, approximately 1,100 feet south of Hospital Center Boulevard, within the Hartwood Election District. **(Time Limit: February 10, 2016) (History: Deferred on June 10, 2015 to July 22, 2015) (Deferred on July 22, 2015 to August 26, 2015) (Deferred on August 26, 2015, 2015 to November 18, 2015) (Deferred on November 18, 2015 to January 13, 2016) (Deferred on January 13, 2016 to January 27, 2016) (Deferred on January 27, 2016 to February 10, 2016)**
2. [CUP15150499; Conditional Use Permit - Stafford Commons Retail Center](#) - A request for a Conditional Use Permit (CUP) to permit up to three drive-through facilities within the HC, Highway Corridor Overlay Zoning District. The drive-through facilities are proposed for a bank, restaurant, and retail building. The site is on Tax Map Parcel Nos. 39-12 and 39-14, which are zoned B-2, Urban Commercial, and Tax Map Parcel No. 39-13, which is the subject of a concurrent rezoning request from the A-1, Agricultural to the B-2 Zoning District. The site consists of 10.45 acres, located on the west side of Jefferson Davis Highway, approximately 1,100 feet south of Hospital Center Boulevard, within the Hartwood Election District. **(Time Limit: February 10, 2016) (History: Deferred on June 10, 2015 to July 22, 2015) (Deferred on July 22, 2015 to August 26, 2015) (Deferred on August 26, 2015, 2015 to November 18, 2015) (Deferred on November 18, 2015 to January 13, 2016) (Deferred on January 13, 2016 to January 27, 2016) (Deferred on January 27, 2016 to February 10, 2016)**

3. [RC15150923; Reclassification - Counting House](#) - A proposed reclassification from the R-1, Suburban Residential Zoning District to the B-2, Urban Commercial Zoning District, to allow an office use on Tax Map Parcel No. 53D-1-36, owned by Stafford County. The property consists of 0.41 acre, located on the west side of Gordon Street, north of King Street, within the George Washington Election District. **(Time Limit: February 16, 2016) (History: November 18, 2015 Public Hearing Continued to January 13, 2016) (Deferred on January 13, 2016 to February 10, 2016)**

4. Amendment to the Zoning Ordinance - Proposed Ordinance O16-13 would amend the Zoning Ordinance, Stafford County Code Sec. 28-35, Table 3.1, "District uses and standards," and Sec. 28-39, "Special Regulations," to allow outdoor activities for uses listed in the M-1, Light Industrial Zoning District with approval of a Conditional Use Permit (CUP). It would also allow commercial kennels with outdoor runs and railroad sidings as a by-right use if the runs and railroad sidings are more than 500 feet from a residence. **(Time Limit: March 14, 2016) (History: Deferred on November 18, 2015 to December 9, 2015) (Deferred to January 13, 2016) (Deferred on January 13, 2016 to February 10, 2016 - In Committee)**
(Authorize for Public Hearing by: February 10, 2016)
(Potential Public Hearing Date: March 9, 2016)

5. Amendment to the Zoning Ordinance - Proposed Ordinance O16-14 would amend the Zoning Ordinance, Stafford County Code Sec. 28-35, Table 3.1, "District uses and standards," and Sec. 28-39, "Special Regulations," to allow outdoor activities with approval of a Conditional Use Permit (CUP) and require all principal uses and accessory uses, other than outdoor storage of merchandise, equipment, or inventory conducted within 1,000 feet from any A-2, R-1, R-2, R-3, and R-4 zoning district, be conducted within an enclosed building. It would also require any noise, including a firing range and/or detonation of explosives generated at an industrial school, not to exceed impulse noise levels of 50 dBA as measured from the common property line of any properties zoned A-2, R-1, R-2, R-3, and R-4, and conditions be imposed to protect adjacent properties from discharged ammunition and any noise generated from a driving course. It will also allow commercial kennels with outdoor runs and railroad sidings as a by-right use if the runs and railroad sidings are more than 1,000 feet from a residence. **(Time Limit: March 14, 2016) (Deferred to January 13, 2016) (Deferred on January 13, 2016 to February 10, 2016 - In Committee)**
(Authorize for Public Hearing by: February 10, 2016)
(Potential Public Hearing Date: March 9, 2016)

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

- [Discussion on amendment regarding minimum lot width in the PD-2 District](#). **(Time Limit: April 18, 2016)**
(Authorize for Public Hearing by: March 23, 2016)
(Potential Public Hearing Date: April 13, 2016)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

- Comprehensive Plan Update
- Outdoor Uses in an M-1, Light Industrial Zoning District

CHAIRMAN'S REPORT

- By-Laws - Referred to March 9, 2016 for Final Adoption

OTHER BUSINESS

6. TRC Information - February 24, 2016
 - Midnight Express - George Washington Election District

APPROVAL OF MINUTES

January 13, 2016

January 27, 2016

ADJOURNMENT