

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

MARCH 9, 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

1. [COM15150840; Comprehensive Plan Compliance Review - Telecom Tower Milestone at Mountain View](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Virginia Code Section 15.2-2232, for the construction of a 180-foot tall self-supporting lattice telecommunications tower, with a 6-foot lightning rod, and 50 by 55-foot compound on Tax Map Parcel No. 18-64A, zoned A-1, Agricultural Zoning District. The property consists of 3.26 acres located on Mountain View Road, approximately 485 feet west of the intersection of Mountain View Road and Spyglass Lane, in the Rock Hill Election District. This property is the subject of a concurrent Conditional Use Permit request. **(Time Limit: May 26, 2016)**
2. [CUP15150841; Conditional Use Permit - Telecom Tower Milestone at Mountain View](#) - A request for a Conditional Use Permit (CUP) to permit a 180-foot tall self-supporting lattice telecommunications tower, with a 6-foot lightning rod, and 50 by 55-foot compound on Tax Map Parcel No. 18-64A, zoned A-1, Agricultural Zoning District. The property consists of 3.26 acres located on Mountain View Road, approximately 485 feet west of the intersection of Mountain View Road and Spyglass Lane, in the Rock Hill Election District. This property is the subject of a concurrent Comprehensive Plan compliance review request. **(Time Limit: May 26, 2016)**
3. [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 by-right and conditional uses in the M-1, Light Industrial Zoning District, to be conducted outside of an enclosed building, with the approval of a conditional use permit (CUP). Storage of merchandise, inventory, or equipment would not require a CUP to be conducted outside. Upon consideration of a CUP application and when imposing conditions, the proposed Ordinance would require consideration be given to the effects of the outdoor activities on the environment, health, safety, noise, pollution, and lighting, and any other impacts on adjacent residential properties. **(Time Limit: March 14, 2016)**

4. [Amendment to the Zoning Ordinance](#) - Proposed O16-10 would amend the Zoning Ordinance, Stafford County Code Sec. 28-55, "Planned Development-2 District (PD-2) regulations," to reduce the minimum lot width from 50 feet to 40 feet and the minimum lot area from 5,000 square feet to 4,000 square feet, per dwelling unit. **(Time Limit: April 26, 2016)**

UNFINISHED BUSINESS

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

- Zoning Ordinance Amendment - Building Height

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

- Comprehensive Plan Update
Next meeting: March 12, 2016

CHAIRMAN'S REPORT

- By-Laws - Referred to March 9, 2016 for Final Adoption
- Stafford County Annual Historic Preservation Awards

OTHER BUSINESS

5. TRC Information - March 23, 2016
 - Stafford County Landfill-Milestone Communications - Aquia Election District
 - Dash Retail Center - Griffis-Widewater Election District

APPROVAL OF MINUTES

February 10, 2016

ADJOURNMENT