

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

AUGUST 24, 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. [COM16151319; Comprehensive Plan Compliance Review - Telecom Tower, T-Mobile Northeast at Ferry Road Water Tower](#) - A request to review compliance with the Comprehensive Plan, in accordance with Virginia Code Section 15.2-2232, for the placement of telecommunication antennas on an existing water tower, including a base equipment cabinet, on Tax Map Parcel No. 55-60A, located on the east side of Ferry Road, approximately 300 feet south of White Oak Road, within the George Washington Election District. **(Time Limit: October 23, 2016)**
2. [CUP16151094; Conditional Use Permit – Telegraph Vehicle Sales/Storage](#) - A request for a conditional use permit (CUP) to permit motor vehicle sales on Tax Map Parcel No. 12-8, zoned B-2, Urban Commercial Zoning District. The property consists of 4.24 acres, located on the west side of Jefferson Davis Highway, approximately 200 feet south of Telegraph Road, within the Griffis-Widewater Election District. **(Time Limit: December 2, 2016)**
3. [WAI16151338; Departure from Design Standards – Midnight Express](#) - A request for a departure from the Design and Construction Standards Manual for Landscaping, Screening and Buffering Section 110.2, “Street Buffers Along Arterial and Major Collector Streets,” to relieve the applicant of the requirement for a street buffer between its front yard and Cool Springs Road. The property, Tax Map Parcel No. 54E-2-11, is zoned M-1, Light Industrial Zoning District and consists of 3.39 acres, located on the east side of Cool Springs Road approximately 1,100-feet north of Pine Road, within the George Washington Election District. **(Time Limit: October 23, 2016)**
4. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O16-23 would amend the Zoning Ordinance, Stafford County Code Sec. 28-87, “Outdoor lighting standards,” to modify the lighting levels required on developed sites. The proposed Ordinance would change and create average lighting level standards for all outdoor lighting based on outdoor use/location, reduce the types of prohibited outdoor lighting, clarify the maximum lighting level allowed at property lines adjacent to residential or agricultural uses, clarify security lighting standards, eliminate the sports-field operation hours requirement, require sports-field lighting be aimed to only illuminate the playing area, and change the lighting maintenance schedule requirements. **(Time Limit: September 6, 2016)**

5. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O16-24 would amend the Zoning Ordinance, Stafford County Code Sec. 28-33, "Districts Generally;" Sec. 28-24, "Purpose of Districts;" Sec 28-35, "Table of Uses and Standards;" and Sec 28-67, "Falmouth Redevelopment Area Overlay District." The proposed Ordinance would create the Falmouth Redevelopment Area Overlay District, to provide suitable and sufficient opportunities for redevelopment through new construction and reuse of existing buildings while maintaining the historic nature and cultural context of the Falmouth Area of the County. This new overlay district may allow for additional by-right and conditional uses to the underlying zoning districts. The development requirements of the underlying zoning districts would remain unchanged. Additional development standards would be required, and all new construction and building additions would be in compliance with the Neighborhood Design Standards and Stafford County Master Redevelopment Plan, Volume IV, Falmouth Village Element of the Comprehensive Plan and shall be reviewed and approved by the County's Architectural Review Board. **(Time Limit: September 6, 2016)**

UNFINISHED BUSINESS

6. [RC16151104; Reclassification – 1348 Courthouse Retail](#) - A proposed reclassification from the R-1, Suburban Residential Zoning District to the B-2, Urban Commercial Zoning District, to allow a 9,100 square foot commercial retail building on Tax Map Parcel No. 30-70. The property consists of 1.24 acres, located on the south side of Courthouse Road and east side of Stafford Avenue, within the Aquia Election District. **(Time Limit: October 21, 2016) (History: Deferred on July 13, 2016 to August 24, 2016)**
7. [RC15151046; Reclassification – Patriots Crossing Proffer Amendment \(formerly known as Stafford Sports Center\)](#) - A proposal to amend proffered conditions on Tax Map Parcel No. 20-12, zoned B-2, Urban Commercial Zoning District, to replace a planned recreational facility with other uses and modify transportation and other site development requirements. The site consists of 23.79 acres and is located on the south side of Garrisonville Road, approximately 220 feet west of Parkway Boulevard, within the Garrisonville Election District. **(Time Limit: September 16, 2016) (History: Deferred on June 8, 2016 to June 22, 2016) (Deferred on June 22, 2016 to July 13, 2016) (Deferred on July 13, 2016 to August 24, 2016)**

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

8. [Westlake Proffer C9 – Appointment of a Planning Commissioner to the Westlake ARB](#)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

9. TRC Information - September 14, 2016
 - * Bells Hill Terrace - Aquia Election District
 - * Southeastern Freight Lines - Falmouth Election District

- * Celebrate VA Waffle House - Hartwood Election District
- * Silver Collections Apts - Hartwood Election District

APPROVAL OF MINUTES

June 8, 2016

June 22, 2016

July 13, 2016

ADJOURNMENT