

# STAFFORD COUNTY PLANNING COMMISSION

## AGENDA

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

SEPTEMBER 28, 2016  
6:30 P.M.

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### CALL TO ORDER

### INVOCATION

### PLEDGE OF ALLEGIANCE

### ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

### DECLARATIONS OF DISQUALIFICATION

### PUBLIC PRESENTATIONS

County Transportation Construction Project Quarterly Update By Chris Rapp, Director of Public Works

### PUBLIC HEARINGS

1. [RC16151333; Reclassification - Winding Creek](#) - A proposed reclassification from the A-1, Agricultural Zoning District to the R-1, Suburban Residential Zoning District, to allow for a greater density, single-family detached dwelling unit subdivision, of up to 97 units, to be developed on Tax Map Parcel No. 29-4. The property consists of 61.23 acres; is located at the intersection of Winding Creek Road and Embrey Mill Road, within the Garrisonville and Rock Hill Election Districts; and is concurrently under consideration for a conditional use permit to allow a greater density cluster subdivision in the R-1 Zoning District. **(Time Limit: January 6, 2017)**
2. [CUP16151334; Conditional Use Permit - Winding Creek](#) - A request for a Conditional Use Permit (CUP) to allow a cluster subdivision of up to 2.25 dwelling units per acre on Tax Map Parcel No. 29-4, which is concurrently under consideration for a reclassification from the A-1, Agricultural Zoning District to the R-1, Suburban Residential Zoning District. The property consists of 61.23 acres, located at the intersection of Winding Creek Road and Embrey Mill Road, within the Garrisonville and Rock Hill Election Districts. **(Time Limit: January 6, 2017)**
3. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O16-29 would amend the Zoning Ordinance, Stafford County Code Sec. 28-106, "Right-of-way protection," and Sec. 28-256, "Required standards and improvement generally," to allow nonresidential developments to dedicate right-of-way for planned future road expansions to the maximum extent possible without creating a non-conformity on the property. **(Time Limit: September 30, 2016)**
4. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O16-30 would amend the Zoning Ordinance, Stafford County Code Sec. 28-273, "Nonconforming Structures," to allow the expansion of nonconforming, nonresidential structures where the proposed increase in square footage does not further encroach into a nonconforming area; and create Sec. 28-278, "Highway Realignment or Condemnation," to clarify that any lot subject to a condemnation proceeding that

does not meet the zoning specifications after the condemnation shall be considered a nonconformity. **(Time Limit: September 30, 2016)**

5. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O16-38 would amend the Zoning Ordinance, Stafford County Code Sec. 28-25, "Definitions of specific terms," and Sec. 28-35, "Table of uses and standards," to modify the definitions of parking garage/deck and public parking lot, to allow a public parking lot as a stand-alone (principal) use; and permit hotel and public parking lot uses by-right in the M-1, Light Industrial Zoning District. **(Time Limit: September 30, 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) (History: Deferred on August 24, 2016 to September 28, 2016)**

#### NEW BUSINESS

NONE

#### PLANNING DIRECTOR'S REPORT

7. Comprehensive Revisions of Sign Regulations
8. Integrated Corporate and Technology Park Overlay Zoning District Ordinance
9. Cemetery Ordinance

#### COUNTY ATTORNEY'S REPORT

#### COMMITTEE REPORTS

#### CHAIRMAN'S REPORT

#### OTHER BUSINESS

10. TRC Information - October 12, 2016 - Cancelled

#### APPROVAL OF MINUTES

NONE

#### ADJOURNMENT