

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

GEORGE L. GORDON, JR., GOVERNMENT CENTER

BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

OCTOBER 12, 2016  
6:30 P.M.

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CALL TO ORDER

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INVOCATION

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PLEDGE OF ALLEGIANCE

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ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

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DECLARATIONS OF DISQUALIFICATION

-  
PUBLIC PRESENTATIONS

-  
PUBLIC HEARINGS

1. [COM16151389; Comprehensive Plan Compliance Review - Telecom Tower, T-Mobile Northeast at Staffordboro Blvd Moncure 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 ancillary equipment, on Tax Map Parcel No. 21-65J (77 Staffordboro Blvd), located northwest of the intersection of Staffordboro Blvd. and Juggins Road Connector, within the Griffis-Widewater Election District. **(Time Limit: December 11, 2016)**
2. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O16-21 would amend the Zoning Ordinance to remove content-based provisions pertaining to the regulations of signs and establish new County-wide comprehensive sign regulations. The new regulations would prescribe the area and height of signs and the material from which signs are made, define which signs are permanent or temporary, establish display timelimits for temporary signs, and establish when a sign display permit is required. **(Time Limit: November 6, 2016)**

UNFINISHED BUSINESS

3. [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) (History: Deferred on September 28, 2016 to October 26, 2016)**

4. [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) (History: Deferred on September 28, 2016 to October 26, 2016)**

#### NEW BUSINESS

5. [WAI16151476; Subdivision Waiver - Westlake](#) - A request for a waiver from Stafford County Code, Sec. 22-6(3), "Vesting of rights," to allow an extension to the expiration date for the preliminary subdivision plan. The property, Tax Map Parcel Nos. 35-20, 35-20A, 35-21, 35-31 (portion), and 35-32A (portion), is zoned R-1, Suburban Residential Zoning District and R-2, Urban Residential – Medium Density Zoning District and consists of 492.13 acres, located on the south side of Warrenton Road between Richards Ferry Road and Cedar Grove Road, within the Hartwood Election District.
6. [WAI16151477; Subdivision Waiver - Granville Estates](#) - A request for a waiver from Stafford County Code, Sec. 22-151, "Reverse frontage," for the Granville Estates cluster subdivision plan. The Granville Estates plan is a Construction Plan for 50 single-family cluster residential lots on Tax Map Parcel No. 46-74A, zoned A-1, Agricultural Zoning District on 232.93 acres, located on Potomac Run Road, south of Eskimo Hill Road, north of Leeland Road, within the Falmouth Election District.
7. [Amendment to the Comprehensive Plan and Zoning Ordinance](#) - The Planning Commission is to consider authorizing public hearings for proposed amendments to amend the Comprehensive Plan, Chapter 3.6, Future Land Use, Special Uses to include Special Overlay Districts narrative and description of the Integrated Corporate and Technology Park Overlay Zoning District, and to amend County Code Sec. 28-33, "Districts Generally," Sec. 28-34, "Purpose of Districts," Sec. 28-35, "Table of Uses and Standards," Sec. 28-39, "Special Regulations," and Sec. 28-102, "Off Street Parking" to create an Integrated Corporate and Technology Park Overlay Zoning District. **(Time Limit: Comprehensive Plan Amendment - November 27, 2016; Zoning Text Amendment - December 27, 2016)**  
**(Authorize for Public Hearing: October 12, 2016)**  
**(Potential Public Hearing Date: November 9, 2016)**

#### PLANNING DIRECTOR'S REPORT

#### COUNTY ATTORNEY'S REPORT

#### COMMITTEE REPORTS

- ✧ Cemetery Ordinance Committee

#### CHAIRMAN'S REPORT

#### OTHER BUSINESS

7. TRC Information - October 26, 2016 - Cancelled

#### APPROVAL OF MINUTES

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NONE

ADJOURNMENT