

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

OCTOBER 26, 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. [CUP16151433; Stafford County Schools, Moncure Elementary School Building Height](#) - A request for a Conditional Use Permit to allow an exception to the maximum building height requirement of 35 feet for an elementary school in the A-1, Agricultural Zoning District on Tax Map Parcel Nos. 20-66B, 20-66C, 21-15 and 21-16, consisting of 24.51 acres, located on the east side of Juggins Road, approximately 400 feet north of Chadwick Drive, within the Griffis-Widewater Election District. The proposed building height is 38 feet, 8 inches in height. **(Time Limit: February 3, 2017)**
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) (History: October 12, 2016 Public Hearing Continued to October 26, 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)**

5. [Amendment to the Zoning Ordinance](#) - The Planning Commission is to consider authorizing a public hearing 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 pursuant to proposed Ordinance O16-40. **(Time Limit: December 27, 2016) (Authorize for Public Hearing: October 26, 2016) (Potential Public Hearing Date: December 14, 2016)**

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

6. [Drainfield Ordinance](#)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

7. TRC Information - November 9, 2016
 - * Stafford Crossing Community Church - Falmouth Election District

APPROVAL OF MINUTES

August 24, 2016

ADJOURNMENT