

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

APRIL 26, 2017
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. [RC16151347; Reclassification - Sycamore Grove](#) - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the R-2, Urban Residential-Medium Density (88.27 acres) and B-2, Urban Commercial (10.17 acres) Zoning Districts, to allow for a mix of single-family detached residential units and commercial retail uses, on a portion of Tax Map Parcel No. 37-80. The portion of the parcel under consideration for rezoning totals 98.44 acres, is located on the east side of Centerport Parkway and north side of Mountain View Road, and within the Hartwood Election District. **(Time Limit: June 2, 2017) (History: February 22, 2017 Public Hearing Continued to April 26, 2017)**
2. [RC16151459; Reclassification - Falmouth Village Commercial](#) - A proposed zoning reclassification from the R-1, Residential Zoning District to the B-1, Convenience Commercial Zoning District, to allow for office and other commercial uses on Tax Map Parcel Nos. 53D-1-34, 53D-1-35, 53D-1-43, and 53D-1-43A. The property consists of 1.15 acres, located on the north side of Carter Street at the intersection of Gordon Street, and the east side of Gordon Street just north of King Street, within the George Washington Election District. **(Time Limit: June 16, 2017) (History: March 8, 2017 Public Hearing Continued to April 26, 2017)**
3. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O17-12 would amend Stafford County Code Sec. 28-25, "Definitions of specific terms," to clarify the definition of a pet store to include limited veterinary care for dogs and cats and to create a definition for a veterinary vaccination clinic. **(Time Limit: June 1, 2017)**
4. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O17-13 would amend Stafford County Code Sec. 28-87, "Outdoor lighting standard," to clarify the current lighting standards for residential property by establishing a maximum light level at the property line and reducing the duration of a security light activated by a motion sensor light. **(Time Limit: June 1, 2017)**

UNFINISHED BUSINESS

5. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O17-20 would amend Stafford County Code Sec. 28-35, "Table of Uses and Standards," to expand the list of prohibited uses in the FR, Falmouth Redevelopment Area Overlay District. The prohibited uses would specifically include adult businesses and nightclubs. **(Time Limit: June 30, 2017) (History: Deferred on April 12, 2017 to April 26, 2017)**
(Authorize for Public Hearing By: May 24, 2017)
(Potential Public Hearing Date: June 28, 2017)
6. [RC16151470; Reclassification - Stafford Nursing Home & Retirement Community Minor Proffer Amendment](#) - A proposal to amend proffered conditions on Tax Map Parcel Nos. 44FF-1, 44FF-2, and 44FF-2B, zoned LC, Life Care/Retirement Community, consisting of 21.77 acres, located on the east side of Berea Church Road and along both sides of Brimley Drive, within the George Washington Election District. **(Time Limit: July 21, 2017) (History: Deferred on April 12, 2017 to May 10, 2017)**

NEW BUSINESS

7. [Amendments for Parking and Drive Aisle Standards](#) - Study and consider preparing amendments to Article 7, Parking, Loading, Road and Access Requirements and Sec. 28-256, Required Standards and Improvements of the Zoning Ordinance pertaining to required numbers of parking and loading spaces for a variety of residential and non-residential uses and standards for private streets and drive aisles within parking lots.
8. [Amendments to Landscaping Standards](#) - Study and consider preparing amendments to the Design and Construction Standards for Landscaping, Screening and Buffering dated December 2005 pertaining to street buffers, transitional buffers, parking lot landscaping, screening and plant unit requirements.

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

- Sign Ordinance Committee

CHAIRMAN'S REPORT

OTHER BUSINESS

9. TRC Information - May 10, 2017
 - White Oak Animal Hospital Add - George Washington Election District

APPROVAL OF MINUTES

March 8, 2017

March 22, 2017

April 12, 2017

ADJOURNMENT