

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

**AUGUST 9, 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. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O17-27 would amend the Zoning Ordinance, Stafford County Code Sec. 28-34, "Purpose of Districts," and Sec. 28-53, "Planned Development Regulations," to exempt expansions to existing PD-2 zoning districts from the minimum acreage requirement when a proposal meets the following conditions: (1) The property is located on land adjacent to PD-2 zoned land; (2) The development is compatible with the surrounding community; (3) The development will not adversely impact roads; and (4) The development will not create additional residential units. **(Time Limit: October 6, 2017)**
2. [RC17151649; Reclassification - Ebenezer United Methodist Church](#) - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the PD-2, Planned Development-2 Zoning District to allow for an expansion of an existing place of worship on Tax Map Parcel No. 29-49J ("Property"). The Property consists of 7.59 acres, located on the north side of Embrey Mill Road, approximately 1,350 feet east of Eustace Road, within the Garrisonville Election District. **(Time Limit: November 17, 2017)**
3. [RC17151648; Reclassification - Ebenezer United Methodist Church Proffer Amendment](#) - A proposal to amend proffered conditions on Tax Map Parcel No. 29-53G ("Property"), zoned PD-2, Planned Development-2 to replace proffers associated with the development of Embrey Mill with new proffers that commit to expansion of an existing place of worship. The Property consists of 3.94 acres and is located on the north side of Embrey Mill Road, approximately 1,350 feet east of Eustace Road, within the Garrisonville Election District. **(Time Limit: November 17, 2017)**
4. [CUP17151689; Conditional Use Permit - Hartwood Freestanding Emergency Center](#) - A request for a conditional use permit (CUP) to allow for a hospital in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts, on Tax Map Parcel No. 44Y-15C. The property consists of 1.73 acres, located on the south side of Warrenton Road and north of the intersection of Banks Ford Parkway and Watson Way, within the Hartwood Election District. **(Time Limit: October 6, 2017) (History: June 28, 2017 Public Hearing Continued to September 13, 2017)**

UNFINISHED BUSINESS

NONE

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

- ☆ Yearly Expenditures

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

- ☆ Sign Ordinance Committee
Next Meeting: TBD

- ☆ Parking and Drive Aisle Standards Subcommittee
Next Meeting: August 9, 2017 at 4:30 p.m. - ABC Conference Room

- ☆ Landscaping Standards Subcommittee
Next Meeting: August 9, 2017 at 10:00 a.m. - ABC Conference Room

CHAIRMAN'S REPORT

OTHER BUSINESS

5. TRC Information - August 23, 2017 - *Cancelled*

APPROVAL OF MINUTES

June 28, 2017

ADJOURNMENT