

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

SEPTEMBER 13, 2017  
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

Master Sewer and Water Plan Update by Jason Towery, Director of Utilities

PUBLIC HEARINGS

1. [RC17151815; Reclassification - Falmouth Heights](#) - A proposed reclassification from the R-1, Suburban Residential Zoning District to the R-2, Urban Residential – Medium Density Zoning District to allow for the development of three residential lots on Tax Map Parcel No. 46B-1-14 (Property). The Property consists of 1.03 acres, located on the south side of Wythe Court, approximately 650 feet west of Forbes Street, within the Falmouth Election District. **(Time Limit: December 22, 2017)**
2. [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)**  
**WITHDRAWN BY APPLICANT**
3. [RC17151813; Reclassification - Del's Auto Parking Lot Expansion](#) - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the B-2, Urban Commercial Zoning District to allow for the expansion of an automobile service and repair facility on a 0.27-acre portion of Tax Map Parcel No. 19-25 (Property). The Property is located on the south side of Garrisonville Road, approximately 520 feet east of Vulcan Quarry Road, within the Rock Hill Election District. This project is the subject of a concurrent request for a conditional use permit. **(Time Limit: December 22, 2017)**
4. [CUP17151814; Conditional Use Permit - Del's Auto Parking Lot Expansion](#) - A request for a conditional use permit (CUP) to allow an automobile service and repair facility in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts on a 0.27-acre portion of Tax Map Parcel No. 19-25. The site is located on the south side of Garrisonville Road, approximately 520 feet east of Vulcan Quarry Road, within the Rock Hill Election District. This project is the subject of a concurrent request for reclassification from the A-1, Agricultural to the B-2, Urban Commercial Zoning District. **(Time Limit: December 22, 2017)**

5. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O17-27 would amend the Zoning Ordinance, Stafford County Code Sec. 28-34, "Purpose of districts;" Sec. 28-35, "Table of uses and standards;" Sec. 28-53, "Planned development districts;" and Sec. 28-55, "Planned Development – 2 District (PD-2) regulations," to reduce the maximum total area of a PD-2, Planned Development-2 zoning district from 850 acres to 760 acres, and to exempt PD-2 zoned property from providing a perimeter transitional buffer when the perimeter of the district abuts a public street. The proposed Ordinance would also exempt expansions to existing PD-2 districts from the minimum acreage requirement when a proposal meets the following conditions: (1) the expansion property is adjacent to land currently zoned PD-2; (2) the development is compatible with the existing design standards of the original PD-2 district and the surrounding community; (3) the development will not adversely impact area roads; and (4) the development will not create additional residential units. **(Time Limit: October 6, 2017)**

#### UNFINISHED BUSINESS

6. [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) (History: Deferred on August 9, 2017 to September 13, 2017)**
7. [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) (History: Deferred on August 9, 2017 to September 13, 2017)**

#### NEW BUSINESS

8. [WAI17151933; Sanchez Division Waiver](#) - A waiver of Subdivision Ordinance Sections 22-143, 22-144, and 22-176 for a minor subdivision located on Littrell Lane off of Shackelford Well Road on Tax Map Parcel No. 35-54D, consisting of approximately 10 acres, zoned A-1, Agricultural, within the Hartwood Election District.

#### PLANNING DIRECTOR'S REPORT

9. [Definition of e-Commerce](#)
10. [Drive-through Facilities](#)
11. [Definition of Hospital](#)

⊕ Premiere Auto Revocation

#### COUNTY ATTORNEY'S REPORT

#### COMMITTEE REPORTS

⊕ Sign Ordinance Committee  
*Next Meeting: September 14, 2017 at 3:00 p.m.*

- ⊕ Parking and Drive Aisle Standards Subcommittee  
*Next Meeting: October 2, 2017 at 3:30 p.m.*
- ⊕ Landscaping Standards Subcommittee  
*Next Meeting: September 13, 2017 at 4:30 p.m.*

### CHAIRMAN'S REPORT

### OTHER BUSINESS

12. TRC Information - September 27, 2017
  - ⊕ Southgate Self-Storage - Falmouth Election District
  - ⊕ Liberty Knolls Sec 2 - Garrisonville Election District

### APPROVAL OF MINUTES

August 9, 2017

### ADJOURNMENT