

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

NOVEMBER 15, 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. [WAI17152056; Departure from Design Standards - Southern Classics](#) - A request for a departure from the Design and Construction Standards for Landscaping, Screening and Buffering (DCSL) Manual to alleviate the applicant from meeting certain buffering requirements on Tax Map Parcel Nos. 44-69C and 44-69E (Property), zoned M-1, Light Industrial. Relief has been requested from DCSL Section 110.3, "Transitional Buffers," to allow the applicant not to meet the requirements for a Transitional Buffer Type-C along both side and rear property lines, and DCSL Section 120.4, "Landscaping, Street Trees," to allow the applicant not to meet the requirements for a Street Buffer along its front yard and Fleet Road. The Property consists of 2.33 acres, located on the north side of Fleet Road approximately 670 feet west of Stafford Lakes Parkway, within the Hartwood Election District. **(Time Limit: January 14, 2018)**
2. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O17-39 would amend the Zoning Ordinance, Stafford County Code Chapter 28, Table 7.1, "Required Parking Spaces," to reduce the number of parking spaces required for manufacturing uses to one per 1,000 square feet of building area. **(Time Limit: January 5, 2018)**

UNFINISHED BUSINESS

3. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O17-30 would amend the Zoning Ordinance, Stafford County Code Sec. 28-25, "Definitions of specific terms" to create a definition for e-commerce. The proposed amendment would also amend the definition of home business to include e-commerce with the exception of a firearm transfer only business license and retail sales and amend the definition of rural home business to include e-commerce with no exceptions. **(Time Limit: December 22, 2017) (History: Deferred on September 27, 2017 to October 11, 2017) (Deferred on October 11, 2017 to October 25, 2017) (Deferred on October 25, 2017 to November 15, 2017)**
(Authorize for Public Hearing By: November 15, 2017)
(Potential Public Hearing Date: December 13, 2017)

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

4. [Amendment to the Bicycle and Pedestrian Facilities Plan Element of the Comprehensive Plan](#)
5. [Neighborhood Design Standards for Senior Apartments](#)
6. [Stafford Hospital East Campus Family Health Center - Proffer Amendment and Conditional Use Permit Applications](#)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

- ❖ Sign Ordinance Committee
- ❖ [Landscaping Standards Subcommittee](#)
- ❖ [Parking and Drive Aisle Standards Subcommittee](#)
- ❖ A-1 Uses - Subcommittee to be Established
- ❖ Cemetery Ordinance - Subcommittee to be Established

CHAIRMAN'S REPORT

OTHER BUSINESS

7. TRC Information - November 22, 2017 - *Cancelled*
TRC Information - December 13, 2017
 - ❖ Embrey Mill Sec 6 Phase 1 - Garrisonville Election District
 - ❖ Quantico Village - Griffis-Widewater Election District
 - ❖ Truslow Ridge - Hartwood Election District

APPROVAL OF MINUTES

October 25, 2017

ADJOURNMENT