

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

FEBRUARY 14, 2018
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. [RC17151868; Reclassification - Dunkin' Donuts Rt17 & Melchers Drive](#) - A proposed zoning reclassification from the R-1, Suburban Residential Zoning District to the B-2, Urban Commercial Zoning District, to allow for the development of a restaurant with a drive-through on Tax Map Parcel No. 53B-1-7 (Property), consisting of 0.2 acre. The Property is located on the north side of Warrenton Road, approximately 550 feet southeast of Solomon Drive, within the George Washington Election District. **(Time Limit: May 25, 2018)**
2. [CUP17151869; Conditional Use Permit - Dunkin' Donuts Rt17 & Melchers Drive](#) - A request for a conditional use permit (CUP) to allow a drive-through in the HC, Highway Corridor Overlay Zoning District on Tax Map Parcel Nos. 53B-1-7 and 53B-1-11 (Property), consisting of 0.83 acre. The drive-through is proposed with a restaurant use. The Property is located on the north side of Warrenton Road, approximately 500 feet southeast of Solomon Drive, within the George Washington Election District. **(Time Limit: May 25, 2018)**
3. [COM17152019; Comprehensive Plan Compliance Review - Stafford County Northern Fueling Station](#) - A request to review compliance with the Comprehensive Plan, in accordance with Virginia Code Section 15.2-2232, for the placement of a county vehicle fueling station on the site of the Aquia Wastewater Treatment Plant, Tax Map Parcel No. 30-3B, located on the north side of Coal Landing Road, approximately 550 feet east of Greenridge Drive, within the Aquia Election District. **(Time Limit: April 15, 2018)**
4. [RC17152138; Reclassification - Celebrate Virginia Multi-family Minor Proffer Amendment](#) - A proposal to amend proffered conditions on Tax Map Parcel Nos. 44W-2A and 44W-2B, zoned RBC, Recreational Business Campus to modify the requirements for washers and dryers in each unit. The Property consists of 24.63 acres, located on the west side of Celebrate Virginia Parkway, approximately 3,000 feet south of Banks Ford Parkway, within the Hartwood Election District. **(Time Limit: May 25, 2018)**

5. [CUP17152105; Conditional Use Permit - Mapei Minor Conditional Use Permit Amendment](#) - A request to amend conditions of an existing conditional use permit (CUP) for an exception to the maximum height of a structure in a M-1, Light Industrial Zoning District on Tax Map Parcel No. 45-15E (Property). The amendment would modify conditions to reduce transitional buffer widths along the north and west boundary of the Property. The Property consists of 6.56 acres, located on the north side of Nelms Circle, 800 feet west of its northern intersection with Falls Run Drive, within the George Washington Election District. **(Time Limit: May 25, 2018)**

UNFINISHED BUSINESS

6. Amendment to the Zoning Ordinance - Proposed Ordinance O18-06 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: April 2, 2018) (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) (Deferred on December 13, 2017 to January 17, 2018) (Deferred on January 17, 2018 - in Subcommittee)**

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

7. Bicycle and Pedestrian Facilities Plan Update
8. Neighborhood Design Standards Update
9. Repeal Cluster Development Standards
10. Discuss TRC Meetings and Electronic Plan Review
11. Subcommittee Meeting Summary Form

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

- * Sign Ordinance Committee
Next Meeting: TBD, if needed
- * Landscaping Standards Subcommittee
Next Meeting: TBD
- * Parking and Drive Aisle Standards Subcommittee
Next Meeting: TBD
- * A-1 Uses Subcommittee
Next Meeting: TBD

* Cemetery Ordinance Subcommittee
Next Meeting: February 15, 2018, at 3:30 p.m.

* E-commerce Subcommittee
Next Meeting: February 14, 2018, at 5:30 p.m.

CHAIRMAN'S REPORT

OTHER BUSINESS

12. TRC Information - February 28, 2018
 - * 610 Park Ridge - Rock Hill Election District

APPROVAL OF MINUTES

NONE

ADJOURNMENT