

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

FEBRUARY 28, 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. [RC16151556; Reclassification - Cardinal Meadows](#) - A proposed reclassification from the A-1, Agricultural Zoning District to the R-1, Suburban Residential Zoning District, to allow for the development of up to 72 single-family detached dwelling units on Tax Map Parcel Nos. 28-130 and 28-130A (Property). The Property consists of 48.30 acres, located at the western termini of Kinross Drive and Nugent Drive in the Stowe of Amyclae Subdivision, within the Rock Hill Election District. **(Time Limit: March 23, 2018) (History: December 13, 2017 Public Hearing continued to January 2018, then re-advertised)**
2. [Amendment to Subdivision and Zoning Ordinances](#) - Proposed Ordinance O18-13 would amend the Subdivision and Zoning Ordinances to repeal all regulations concerning cluster subdivisions and cluster development. The proposed Ordinance would repeal the following Stafford County Code Sections as they pertain to cluster subdivisions: Sec. 22-58(13), "Open space land in a cluster subdivision;" Sec. 22-77(m), "Open space land in a cluster subdivision;" and Article IX, "Cluster Subdivisions," in its entirety. The proposed Ordinance would also remove clustering provisions regarding by-right and conditional uses, and intensity, lot area, yards, and lot width requirements from County Code Sec. 28-35, Table 3.1 District Uses and Standards, as applied in the A-1, Agricultural; A-2, Rural Residential; R-1, Suburban Residential Zoning Districts. **(Time Limit: February 28, 2018)**
3. [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) (History: February 14, 2018 Public Hearing Continued to March 14, 2018)**

4. 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) (History: February 14, 2018 Public Hearing Continued to March 14, 2018)**

UNFINISHED BUSINESS

5. 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) (History: Deferred on February 14, 2018 to March 14, 2018)**
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

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

- * Sign Ordinance Committee
Next Meeting: TBD, if needed
- * Landscaping Standards Subcommittee
Next Meeting: February 28, 2018, at 5:00 p.m.
- * Parking and Drive Aisle Standards Subcommittee
Next Meeting: TBD, if needed
- * A-1 Uses Subcommittee
Next Meeting: March 7, 2018, at 6:30 p.m. - Tentative

* Cemetery Ordinance Subcommittee
Next Meeting: TBD, if needed

* E-commerce Subcommittee
Next Meeting: TBD, if needed

CHAIRMAN'S REPORT

OTHER BUSINESS

7. TRC Information - March 14, 2018
* Black Hawk Ridge - Aquia Election District

APPROVAL OF MINUTES

NONE

ADJOURNMENT