

**JOINT MEETING OF THE
STAFFORD COUNTY PLANNING COMMISSION
AND UTILITIES COMMISSION**

AGENDA

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

**MARCH 14, 2018
6:00 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

JOINT PUBLIC HEARINGS

1. [Amendment to the Stafford County Comprehensive Plan - Water and Sewer System Master Plan](#) - A proposal to amend the Stafford County Virginia Comprehensive Plan 2016-2036 (Plan), to update and replace the Water and Sewer System Master Plan element of the Plan as identified in the document entitled *Draft* "Stafford County, Department of Utilities, Water and Sewer System Master Plan," dated January 9, 2018. **(Time Limit: April 15, 2018)**

PUBLIC HEARINGS

2. [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)**
3. [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)**

4. [Index of Official Road Names](#) - Proposed Ordinance O18-04 would amend the Stafford County Addressing Ordinance by amending the [Index of Official Road Names](#) to rename a road as follows:

<u>Location</u>	<u>Current Road Name</u>	<u>New Road Name</u>
Big Spring Lane from the intersection with the public segment of Big Spring Lane to the terminus of the private segment of Big Spring Lane (Time Limit: April 27, 2018)	Big Spring Lane	Kelvic Way

5. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O18-05 would amend the Zoning Ordinance, Stafford County Code Sec. 28-35, Table 3.1, “District Uses and Standards,” to establish requirements for retirement in the RBC, Recreation Business Campus Zoning District. The proposed Ordinance would set requirements for minimum yards, maximum height, minimum lot width, and minimum lot size for single-family, duplex, townhouse, multi-family, village, patio, and weak-link townhouse type dwelling units. Additionally, the Ordinance would clean up other zoning ordinance provisions relating to executive housing in the RBC zoning district and removing references to parts of the Code no longer in existence. **(Time Limit: April 27, 2018)**

UNFINISHED BUSINESS

6. [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)**

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: March 28, 2018, at 5:00 p.m.
- ❖ [Parking and Drive Aisle Standards Subcommittee](#)

- ❖ A-1 Uses Subcommittee
Next Meeting: TBD

- ❖ Cemetery Ordinance Subcommittee
Next Meeting: TBD, if needed

CHAIRMAN'S REPORT

- ❖ Historic Preservation Awards Nominations

OTHER BUSINESS

7. TRC Information - March 28, 2018
 - ❖ Little Forest Baptist Church - Griffis-Widewater Election District
 - ❖ Shops at England Run Retail Ctr - Hartwood Election District

APPROVAL OF MINUTES

NONE

ADJOURNMENT