

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

MARCH 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. [RC17151715; Reclassification - Stafford Airport Industrial Park](#) - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the M-1, Light Industrial Zoning District on Tax Map Parcel Nos. 38-13 and 38-33, consisting of approximately 65.99 acres (Property). The Property is located on the south side of Ramoth Church Road and west side of Centreport Parkway, within the Hartwood Election District. **(Time Limit: July 6, 2018)**
2. [CUP17151679; Conditional Use Permit - 5 Twelve Convenience Store Expansion](#) - A request for a Conditional Use Permit to allow for the expansion of a vehicle fuel sales facility in a B-2, Urban Commercial Zoning District and HC, Highway Corridor Overlay Zoning District, on Tax Map Parcel No. 19A-1-42. The Property consists of approximately 2.47 acres, and is located on the south side of Garrisonville Road and east side of Patton Drive, within the Rock Hill election district. **(Time Limit: July 6, 2018)**
3. [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 amend the definitions of home occupation; home business; retail sale; home business, rural; manufacturing, light; and manufacturing, heavy; and to create definitions for e-commerce, home business II, and handicraft. This amendment would also amend Zoning Ordinance Sec. 28-35, Table 3.1, "Table of uses and standards" and Table 3.1(a) "Transfer of Development Rights" to allow home business I and II as accessory uses in the single family dwellings in the Agricultural Districts, home business I as an accessory use in the single family dwellings in the Residential zoning districts, home business II as a special exception in a single family dwelling in the Residential Districts. **(Time Limit: April 2, 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) (History: March 14, 2018 Public Hearing Continued to April 11, 2018)	Big Spring Lane	Kelvic Way

5. 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) ([March 14, 2018 Public Hearing Continued to April 25, 2018](#))**

6. 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) ([March 14, 2018 Public Hearing Continued to April 25, 2018](#))**

UNFINISHED BUSINESS

NONE

NEW BUSINESS

NONE

PLANNING DIRECTOR’S REPORT

- Cluster Development
 - [Referral](#)
 - [Approved Ordinance](#)
- [Community Drainfields](#)
- [E-Plans](#)

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

OTHER BUSINESS

7. TRC Information - April 11, 2018
 - SAFSTOR Acquisitions - Aquia Election District
 - Patriot's Crossing Multi-Tenant Bldg - Garrisonville Election District

APPROVAL OF MINUTES

February 28, 2018

ADJOURNMENT