

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

**APRIL 25, 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) (History: [February 14, 2018 Public Hearing Continued to March 14, 2018](#)) ([March 14, 2018 Public Hearing Continued to April 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) (History: [February 14, 2018 Public Hearing Continued to March 14, 2018](#)) ([March 14, 2018 Public Hearing Continued to April 25, 2018](#))**
3. [Amendment to the Stafford County Comprehensive Plan - Cluster Subdivision Areas](#) - A proposal to amend the Stafford County Virginia Comprehensive Plan 2016-2036, adopted on August 16, 2016, to define locations where cluster subdivisions are recommended. The proposed amendment would modify Chapter 3, "The Land Use Plan," to incorporate amendments to the textual document, adding a new sub-chapter entitled Section 3.9, Cluster Subdivision Areas, and adding a new map entitled Figure 3.9, Cluster Subdivision Areas ("Map"). The proposed Map would establish the area(s) where cluster subdivisions are recommended in the County. The proposed text amendment explains, and describes the basis for determining the area of, the map. **(Time Limit: May 31, 2018)**

4. [Amendment to the Subdivision Ordinance](#) - Proposed Ordinance O18-17 would amend the Subdivision Ordinance, Stafford County Code, Sec. 22-118, “Water and sewer,” to eliminate community sewage disposal systems from being classified and permitted as on-site sewage disposal systems. The amendment would no longer allow the use of community sewage disposal systems for new subdivisions. **(Time Limit: May 27, 2018)**

5. [Amendments to the Subdivision and Zoning Ordinances](#) - Proposed Ordinance O18-19 would amend the Subdivision Ordinance, Stafford County Code, Sec. 22-4, “Definitions,” Sec. 22-57, “Filing,” Sec. 22-58, “Content,” Sec. 22-59, “Public Access,” Sec. 22-61, “Technical Review Committee,” 22-62, “Commission review, action,” Sec. 22-76, “Submission of plans,” Sec. 22-77, “Content,” Sec. 22-86, “Filing,” Sec. 22-87, “Content,” and amend the Zoning Ordinance, County Code, Sec. 28-25, “Definitions of specific terms,” Sec. 28-247, “Submission requirements for minor site development plans,” and Sec. 28-248, “Submission requirements for major site development plans,” to allow for electronic plan submissions. The amendment would also stipulate that upon request of the agent, applicant, board of supervisors or planning district representative, the Technical Review Committee (TRC) shall conduct a meeting with the applicant; and to clarify the definition of the TRC. The amendment would also change and clarify the persons who may prepare construction plans for submittal, and who may submit statements regarding soil suitability for on-site sewage disposal systems. **(Time Limit: Subdivision Ordinance May 27, 2018 / Zoning Ordinance July 6, 2018)**

UNFINISHED BUSINESS

6. [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) (History: Deferred on [March 28, 2018](#) to April 11, 2018) (Deferred by Applicant to April 25, 2018)**

7. [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) (History: Deferred on [March 28, 2018](#) to April 25, 2018)**

8. [CUP17152112; Conditional Use Permit - Patriot’s Crossing Car Wash](#) - A request for a Conditional Use Permit (CUP) to allow a car wash within the HC, Highway Corridor Overlay Zoning District on an approximately 1.53-acre portion of Tax Map Parcel No. 20-12 (Property). The Property is zoned B-2, Urban Commercial Zoning District, and is located on the south side of Garrisonville Road near its intersection with English Road, within the Garrisonville Election District. **(Time Limit: July 20, 2018) (History: [Deferred on April 11, 2018 to May 23, 2018](#))**

NEW BUSINESS

NONE

PLANNING DIRECTOR’S REPORT

- [Cluster Subdivision Referral](#)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

- [Landscaping Standards Subcommittee](#)
Final Report April 25, 2018
- A-1 Uses Subcommittee
Next Meeting: TBD
- Cemetery Ordinance Subcommittee

CHAIRMAN'S REPORT

OTHER BUSINESS

9. TRC Information - May 9, 2018
 - Mapei Corp Warehouse Exp - George Washington Election District
 - Celebrate Now - Hartwood Election District

APPROVAL OF MINUTES

March 28, 2018 - Landscaping Standards Subcommittee Minutes

April 5, 2018 - Cluster Development Committee Minutes

April 9, 2018 - Cluster Development Committee Minutes

April 10, 2018 - A-1 Uses Subcommittee Minutes

ADJOURNMENT