

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

MAY 9, 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. [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 relocate the criteria for cluster subdivisions, "Criteria," in the textual document and further define the Criteria based on the location of a development project. The proposed amendment would relocate the Criteria from Chapter 2, "Goals Objectives and Policies," to Chapter 3, "The Land Use Plan," Section 3.9, "Cluster Subdivisions," and further define and amend the Criteria that applies to all cluster subdivisions, cluster subdivisions inside of the Urban Services Area (USA), and/or cluster subdivisions outside of the USA.
2. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O18-16 would amend the Zoning Ordinance, Stafford County Code, Sec. 28-25, "Definitions of specific terms," Zoning Ordinance Sec. 28-35, Table 3.1, "District Uses and Standards," Zoning Ordinance Sec. 28-39, "Special Regulations," regarding Cluster Development Standards.

UNFINISHED BUSINESS

3. [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, Deferred April 25, 2018 to May 9, 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) (History: Deferred on April 25, 2018 to May 9, 2018)**
5. [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, Deferred by Applicant to May 23, 2018)**

6. 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

7. SUB17152086; Quantico Village, Preliminary Subdivision Plan - A preliminary subdivision plan to create 80 multifamily residential lots on Tax Map Parcel Nos. 13-37 and 13-42A, zoned R-3, Urban Residential - High Density, on 12.58 acres, located on the south side of Telegraph Road east of Jefferson Davis Highway, within Griffis-Widewater Election District. **(Time Limit: August 7, 2018)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

- Landscaping Standards Subcommittee
Update
- A-1 Uses Subcommittee
Next Meeting: May 16, 2018 at 6:30 p.m. ABC Conference Room
- Cemetery Ordinance Subcommittee
Final Report
- Cluster Work Session
Meeting: TBD

CHAIRMAN'S REPORT

OTHER BUSINESS

8. TRC Information - May 23, 2018 - *Cancelled*

APPROVAL OF MINUTES

December 23, 2017

January 17, 2018

February 14, 2018

March 14, 2018

ADJOURNMENT