

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**MAY 23, 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. [17152111; Reclassification - Whitson Woods Minor Proffer Amendment](#) - A proposal to amend proffered conditions on Tax Map Parcel No. 20-125 (“Property”), zoned R-3, Urban Residential – High Density Zoning District. The Property consists of approximately 17.64 acres and is located on the south side of Highpointe Boulevard, 270 feet east of Independence Drive, within the Garrisonville Election District. **(Time Limit: August 31, 2018)**

UNFINISHED BUSINESS

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) (History: Deferred on March 28, 2018 to April 25, 2018, Deferred by Applicant to May 23, 2018)**
3. [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)**

4. [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. **(Time Limit: May 31, 2018) (History: Deferred on May 9, 2018 to May 23, 2018)**

5. [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. **(Time Limit: May 31, 2018) (History: Deferred on May 9, 2018 to May 23, 2018)**

NEW BUSINESS

6. [WAI17151933; Cannon Knolls Lots 9 & 10 Boundary Line Adjustment](#) - A waiver of Subdivision Ordinance Section 22-146 regarding side lot lines for a Boundary Line Adjustment on 2 lots located on Tax Map Parcel Nos. 26F-9, and 26F-10, zoned A-1, Agricultural, on 6.0602 acres. The property is located in the Cannon Knolls Subdivision, on the north side of Artillery Drive, approximately 600 feet from its intersection with Cannon Knoll Drive within the Hartwood Election District. **(Time Limit: August 21, 2018)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

- [Cemetery Ordinance Subcommittee](#)
Final Report

- [Landscaping Standards Subcommittee](#)
Final Report

- A-1 Uses Subcommittee
Report on May 16, 2018 meeting

- Cluster Work Session
Meeting: Discuss June 13, 2018

CHAIRMAN'S REPORT

OTHER BUSINESS

8. TRC Information – June 13, 2018 – *Meeting Cancelled*

APPROVAL OF MINUTES

March 28, 2018

ADJOURNMENT