

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**JULY 10, 2019
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

Apiaries Presentation by Jerry Mattiaccio of Rock Hill Honeybee Farms and Martha Kiene, President, Virginia State Beekeepers Association and Vice President, Northern Virginia Beekeepers Associate

PUBLIC HEARINGS

1. [RC18152428; Reclassification - Vistas at Ferry Farm](#) - A proposed reclassification, with proffers, from the A-1, Agricultural Zoning District to the R-5, Age-Restricted Housing Zoning District to allow for the development of up to 170 age-restricted multi-family dwelling units on Tax Map Parcel Nos. 54-79, 54-79A, 54-80, 54-80A, and 54-81 (Property). The Property consists of 7.118 acres, located on the south side of Kings Highway and north side of Naomi Road, within the George Washington Election District. **(Time Limit: October 18, 2019)**

2. [CUP18152429; Conditional Use Permit - Vistas at Ferry Farm](#) - A request for a conditional use permit (CUP) to allow increased residential density of up to 24.0 dwelling units per acre in the R-5, Age-Restricted Housing Zoning District on Tax Map Parcel Nos. 54-79, 54-79A, 54-80, 54-80A, and 54-81 (Property). The increased residential density would allow up to 170 age-restricted multi-family dwelling units. The Property consists of 7.118 acres, located on the south side of Kings Highway and north side of Naomi Road, within the George Washington Election District. **(Time Limit: October 18, 2019)**

3. [RC16151310; Reclassification - Centreport Gateway Proffer Amendment](#) - A proposal to amend proffered conditions on a portion of Tax Map Parcel No. 37-25 (Property), zoned B-2, Urban Commercial Zoning District, to remove access and use restrictions to allow for the development of office, retail, and hotel uses. The Property consists of approximately 44.49 acres and is located on the north side of Centreport Parkway, approximately 800 feet west of the access ramp to northbound Interstate 95, within the Hartwood Election District. **(Time Limit: October 18, 2019)**

4. [Amendment to the Stafford County Comprehensive Plan - Bicycle and Pedestrian Facilities Plan](#) - A proposal to amend the Stafford County Virginia Comprehensive Plan 2016-2036, adopted on August 16, 2016 (Comp Plan) by adopting a new document entitled “Bicycle and Pedestrian Facilities Plan” and by amending Comp Plan Chapter 2.2, “Goals, Objectives and Policies,” and Chapter 4.4.7, “Bicycle and Pedestrian Facilities” to incorporate references to the Bicycle and Pedestrian Facilities Plan. The proposed amendments would identify bicycle and pedestrian facility needs within Stafford County with a goal of improving safety and enhancing connectivity locally and regionally. **(Time Limit: August 14, 2019)**

UNFINISHED BUSINESS

5. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O19-21 would amend Stafford County Code Sec. 28-25, “Definitions of specific terms” and Sec. 28-35, Table 3.1, “Table of uses and standards,” to created definitions of uses within the A-1, Agricultural Zoning District and amend uses and how such uses are permitted. **(Time Limit: September 6, 2019) (In Committee)**
(Authorize for Public Hearing by: July 10, 2019)
(Potential Public Hearing Date: August 14, 2019)

NEW BUSINESS

6. [WAI19152781; Thacker Division Waiver](#) - A waiver request of the Subdivision Ordinance, Stafford County Code, Sec. 22-5(a)(10), “Family subdivisions,” for Tax Map Parcel No. 35-6R, zoned A-1, Agricultural and A-2, Rural Residential Zoning Districts. The applicants are seeking a waiver of a requirement to provide an ingress/egress easement of not less than fifty (50) feet in width pursuant to this section. The property is located on the west side of Richards Ferry Road, approximately 2,000 feet south of Warrenton Road, in the Hartwood Election District. **(Time Limit: August 25, 2019)**
7. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O19-37 would amend Stafford County Code Sec. 28-35, Table 3.1, “Table of uses and standards,” and Sec. 28-39, “Special regulations,” to allow for the keeping of honeybees (apiary) within the R-1, Suburban Residential Zoning District and establish regulations. **(Time Limit: September 20, 2019)**
(Authorize for Public Hearing by: August 14, 2019)
(Potential Public Hearing Date: September 11, 2019)

PLANNING DIRECTOR’S REPORT

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

CHAIRMAN’S REPORT

School Board CIP Advisory Committee Report

OTHER BUSINESS

8. TRC Information - *August 14, 2019 - TBD*

APPROVAL OF MINUTES

[May 29, 2019](#)

ADJOURNMENT