

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**AUGUST 14, 2019  
7:00 P.M.**

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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

County Transportation Construction Project Quarterly Update by Alex Owsiak, Public Works, Transportation Program Manager

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)** **(History: July 10, 2019 Public Hearing Continued to August 14, 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)** **(History: July 10, 2019 Public Hearing Continued to August 14, 2019)**
3. [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 create definitions of uses within the A-1, Agricultural Zoning District and amend uses and how such uses are permitted. **(Time Limit: September 6, 2019)**
4. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O19-38 would amend Stafford County Code Sec. 28-57, "Flood Hazard Overlay District (FH)," to require amenities provided in residential developments, such as tennis/basketball courts, and tot lots, to meet the same elevation requirement as residential construction. **(Time Limit: October 18, 2019)**

UNFINISHED BUSINESS

5. [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)**  
**(History: Deferred on [July 10, 2019](#) to August 14, 2019)**  
**(Authorize for Public Hearing by: August 14, 2019)**  
**(Potential Public Hearing Date: September 11, 2019)**

NEW BUSINESS

None

CLOSED MEETING

- ◆ Proffer Legislation

PLANNING DIRECTOR'S REPORT

6. [HB2375](#)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

7. TRC Information - August 28, 2019 - *Cancelled*

APPROVAL OF MINUTES

[June 12, 2019](#)

ADJOURNMENT