

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

SEPTEMBER 11, 2019  
6:30 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

PUBLIC HEARINGS

1. [WAI19152869; Departure from Design Standards - Musselman Park Temporary Parking Lot](#) - A request for a departure from the Design and Construction Standards for Landscaping, Screening and Buffering (DCSL) Manual to alleviate the applicant from meeting certain buffering requirements on Tax Map Parcel No. 45-127G (Property), zoned A-1, Agricultural. The Property consists of 28.76 acres, located on the east side of Truslow Road, approximately 300 feet south of Enon Road, within the Hartwood Election District. **(Time Limit: November 10, 2019)**
2. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O19-37 would amend the Zoning Ordinance, Stafford County Code Sec. 28-25, "Definitions of specific terms;" 28-35, "Table of uses and standards;" and Sec. 28-39, "Special regulations," to allow for the keeping of honeybees (apiaries) within the R-1, Suburban Residential Zoning District and establish regulations regarding the same. **(Time Limit: December 29, 2019)**
3. [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) (Public Hearing Continued to September 25, 2019)**
4. [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) (Public Hearing Continued to September 25, 2019)**

## UNFINISHED BUSINESS

NONE

## NEW BUSINESS

5. [SPR19152740; Preliminary Site Plan - Centreport McGrath Rentcorp Storage](#) - A proposed preliminary site plan for a 40,000 square-foot office and maintenance building, outdoor storage and service facility for modular offices, classrooms, associated products and equipment in the M-1, Light Industrial Zoning District on Tax Map Parcel No. 37-74J, located on the north side of Centreport Parkway, between Patterson Avenue and Chestnut Hill Drive, within the Hartwood Election District. The review of the site plan is required pursuant to proffer numbers 5 and 7 of Ordinance O92-10. **(Time Limit: November 10, 2019)**
6. [SPR19152845; Preliminary Site Plan - SHIMCO Center](#) - A proposed preliminary site plan for a 24,675 square-foot flex office building in the M-1, Light Industrial Zoning District on Tax Map Parcel Nos. 38-18A, 38-23B, 38-23C, 38-23D, 38-23E, 38-23F, 38-23G, and 38-23H, located within the Highway Corridor Overlay District (HCOD) on the east side of Jefferson Davis Highway, south of Musante Lane, within the Falmouth Election District. The review of the site plan is required pursuant to proffer 6 of Ordinance O89-41. **(Time Limit: November 10, 2019)**

## PLANNING DIRECTOR'S REPORT

7. [Establishment of Time Limits for Development Plans](#) - *BOS Referral R19-195*  
**(Time Limit: December 20, 2019)**
8. [Highway Corridor Overlay District \(HCOD\)](#) - *BOS Referral R19-212*  
**(Time Limit: December 20, 2019)**
9. [Grant Additional Time \(Apiaries\)](#) - R19-270  
**(New Time Limit: December 29, 2019)**
10. [Centreport Parkway Parcels, Initiate Proffer Amendment](#) - R19-249

## COUNTY ATTORNEY'S REPORT

## COMMITTEE REPORTS

## CHAIRMAN'S REPORT

## OTHER BUSINESS

11. TRC Information - September 25, 2019
  - Safe Place Mini Storage - Falmouth Election District
  - The Reserve at Clearview - Falmouth Election District

APPROVAL OF MINUTES

[July 10, 2019](#)

[August 14, 2019](#) (*Joint PC/EDA Meeting*)

[August 14, 2019](#) (*Regular Meeting*)

ADJOURNMENT