

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

SEPTEMBER 25, 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

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) (Public Hearing Continued to September 25, 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) (Public Hearing Continued to September 25, 2019)**
3. [RC19152788; Reclassification - Wawa Tech Parkway Proffer Amendment](#) - A proposal to amend proffered conditions on 6.05 acres zoned B-2, Urban Commercial, to modify the originally approved development plan to allow vehicle fuel sales and a convenience store, on Tax Map Parcel Nos. 19U-5 and 19-57B (Property). A portion of the Property is subject to a concurrent conditional use permit request. The Property is located on the northeast corner of the intersection of Garrisonville Road and Tech Parkway, within the Rock Hill Election District. **(Time Limit: January 3, 2020)**

4. [CUP19152741; Conditional Use Permit - Wawa Tech Parkway](#) - A request for a conditional use permit (CUP) to allow vehicle fuel sales in the B-2, Urban Commercial Zoning District on Tax Map Parcel No. 19U-5 and a portion of 19-57B (Property). The Property consists of 3.11 acres, and is located on the northeast corner of the intersection of Garrisonville Road and Tech Parkway, within the Rock Hill Election District. The Property is subject to a concurrent proffer amendment request. **(Time Limit: January 3, 2020)**

5. [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) (Public Hearing continued to October 23, 2019)**

UNFINISHED BUSINESS

NONE

NEW BUSINESS

6. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O19-04 would amend the Zoning Ordinance, Stafford County Code Sec. 22-60, "Staff review;" Sec. 22-78, "Review and approval;" Sec. 22-89, "Review and Approval;" Sec. 28-185, "Conditional use permits;" Sec. 28-203, "Submission;" Sec. 28-204, "Review;" Sec. 28-251, "Review procedure;" and Sec. 28-252, "Approval or disapproval generally" to establish a time limit for planning applications and to amend the standard for revocation of a conditional use permit. **(Time Limit: December 20, 2019)**
(Authorize for Public Hearing by: November 13, 2019)
(Potential Public Hearing Date: December 11, 2019)

7. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O19-40 would amend the Zoning Ordinance, Stafford County Code Sec. 28-59, "Highway Corridor Overlay District (HC)" to require turn lanes for new development at site entrances from corridor highways. **(Time Limit: December 20, 2019)**
(Authorize for Public Hearing by: November 13, 2019)
(Potential Public Hearing Date: December 11, 2019)

PLANNING DIRECTOR'S REPORT

8. [Yearly Expenditures](#)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

9. TRC Information - October 9, 2019
- ◆ Embrey Mill PH I Commercial Apartments - Garrisonville Election District
 - ◆ Embrey Mill PH IIA - Garrisonville Election District

APPROVAL OF MINUTES

NONE

ADJOURNMENT