

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

OCTOBER 9, 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. [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; Continued to September 25, 2019) (Public Hearing Continued to October 9, 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; Continued to September 25, 2019) (Public Hearing Continued to October 9, 2019)**
3. [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

4. 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) (History: September 25, 2019 Discussion deferred to October 23, 2019)**  
*(Authorize for Public Hearing by: November 13, 2019)*  
*(Potential Public Hearing Date: December 11, 2019)*
  
5. 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) (History: September 25, 2019 Discussion deferred to October 23, 2019)**  
*(Authorize for Public Hearing by: November 13, 2019)*  
*(Potential Public Hearing Date: December 11, 2019)*

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

6. TRC Information - October 23, 2019
  - ◆ Minnieland at South Campus - Aquia Election District
  - ◆ Potomac Church Apartments - Aquia Election District
  - ◆ The Hills at Big Springs - Aquia Election District
  - ◆ Patriots Crossing Car Wash - Garrisonville Election District

APPROVAL OF MINUTES

[September 11, 2019](#)

[September 25, 2019](#)

ADJOURNMENT