

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

JUNE 10, 2020
4:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

[Adoption of Electronic Participation Policy](#)

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [COM20153288; Comprehensive Plan Compliance Review - Telecommunications Facility, Mongeon Property](#) - A request to review compliance with the Comprehensive Plan, in accordance with Virginia Code Section 15.2-2232, for the placement of a 140-foot tall telecommunications tower, including ancillary equipment, on Tax Map Parcel No. 41-14, located on the east side of Brooke Road, approximately 2,800 feet north of Marlborough Point Road, within the Aquia Election District. Stafford County Board of Supervisors and KGI Communications, LLC, are the applicants. **(Time Limit: August 9, 2020)**
2. [CUP20153290; Conditional Use Permit - Telecommunications Facility, Mongeon Property](#) - A request for a conditional use permit (CUP) to allow a 140-foot tall telecommunications tower, including ancillary equipment, on Tax Map Parcel No. 41-14, zoned A-1, Agricultural Zoning District. The property consists of 22.42 acres, located on the east side of Brooke Road, approximately 2,800 feet north of Marlborough Point Road, within the Aquia Election District. Stafford County Board of Supervisors and KGI Communications, LLC, are the applicants. **(Time Limit: September 18, 2020)**
3. [COM20153291; Comprehensive Plan Compliance Review - Telecommunications Facility, Aquia Landing](#) - A request to review compliance with the Comprehensive Plan, in accordance with Virginia Code Section 15.2-2232, for the placement of a 49-foot tall telecommunications pole, including ancillary equipment, on Tax Map Parcel No. 41-6, located at the end of Brooke Road, approximately 2,600 feet north of Thorny Point Road, within the Aquia Election District. Stafford County Board of Supervisors and KGI Communications, LLC, are the applicants. **(Time Limit: August 9, 2020)**

4. [Amendment to the Subdivision and Zoning Ordinances](#) - Proposed Ordinance O20-07, formerly O19-41, would amend the Subdivision Ordinance, Stafford County Code Sec. 22-4, “Definitions;” Sec. 22-143, “Shape and elongations;” and Sec. 22-146, “Side lot lines;” and the Zoning Ordinance, Stafford County Code Sec. 28-25, “Definitions of specific terms,” to amend requirements relating to lot lines and lot shape configuration by amending requirements, creating new definitions, and amending certain existing definitions. **(Time Limit: 90 days after expiration of Emergency Declaration)**

UNFINISHED BUSINESS

NONE

NEW BUSINESS

5. [WAI20153207; Hidden Springs and Hawthorne Manor PAE Waiver](#) - A waiver request from Stafford County Code, Sec. 22-176, Private Access Easements, to serve two additional lots for two proposed subdivisions on Tax Map Parcel Nos. 31-20X and 31-20W, zoned A-2, Rural Residential District, on approximately 9.7508 acres, located at the intersection of Hope Road and Hidden Springs Lane, within the Aquia Election District. **(Time Limit: August 9, 2020)**
6. [SUB19152993; Cherryview Landing Preliminary Plan](#) - A Preliminary Subdivision Plan to create 71 townhouse lots on Tax Map Parcel Nos. 45-35C, 45-35D, 45-35E, and 53-1D, zoned R-3, Urban Residential—High Density with proffers, on 10.27 acres, located at the southeast corner of the intersection of Musselman Road and Krieger Lane, within the George Washington Election District. **(Time Limit: September 2, 2020)**
7. [SUB19152757; Winding Creek Preliminary Plan](#) - A Preliminary Subdivision Plan to create 97 single-family cluster lots on Tax Map Parcel No. 29-4, zoned R-1, Suburban Residential (cluster) with proffers, on 49.97 acres, located at the northeast corner of the intersection of Winding Creek Road and Embrey Mill Road, within the Garrisonville Election District. **(Time Limit: September 2, 2020)**

PLANNING DIRECTOR’S REPORT

8. [Changes to the Cemetery Ordinance](#)

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

9. Senior Housing Subcommittee
Next meeting - Thursday, June 18, 3:00 PM in the ABC Conference Room
10. Healthy Growth Subcommittee

CHAIRMAN’S REPORT

OTHER BUSINESS

11. New TRC Submissions
 - Ramsey Bus Pk - Aquia Election District
 - Fortline Stor - Falmouth Election District
 - Winding Creek Sec 2 - Garrisonville Election District
 - Greenbank Forest - Hartwood Election District
 - Greenspace Self Storage - Rock Hill Election District

APPROVAL OF MINUTES

[March 11, 2020](#)

ADJOURNMENT