

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

JUNE 24, 2020
4:30 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. [RC19152894; Reclassification - Red Apple Pediatric Proffer Amendment](#) - A proposal to amend proffered conditions on Tax Map Parcel No. 19-25B (“Property”) to permit redevelopment of the site and expansion of the current medical office use. The Property consists of 0.91 acre zoned SC, Suburban Commercial and is located on the south side of Garrisonville Road, approximately 70 feet east of Vulcan Quarry Road, within the Rock Hill Election District. **(Time Limit: October 2, 2020)**
2. [CUP19153087; Conditional Use Permit - South Campus Academy](#) - A request for a Conditional Use Permit to allow a child care center in the B-3, Office Zoning District, on Tax Map Parcel No. 39-16M (Property). The Property consists of 2.15 acres, and is located on the southwest corner of the intersection of Old Potomac Church Road and South Campus Boulevard, within the Aquia Election District. **(Time Limit: October 2, 2020)**
3. [WAI20153327; Departure from Design Standards - Centreport Parkway, Parcel 38-14F - DVA3](#) - A request for a departure from the Design and Construction Standards for Landscaping, Screening and Buffering (DCSL) Manual on Tax Map Parcel No. 38-14F (“Property”), zoned M-1, Light Industrial. Relief has been requested from DCSL Sec.110.2, “Street Buffers adjacent to Arterial or Collector streets,” to allow the applicant to deviate from the required plant type percentages and to allow parallel utility easements within the required planting area for a Street Buffer along Centreport Parkway; and DCSL Sec. 120.1, “Parking Lots, Interior” to allow the applicant to provide less than the required minimum amount of planting area, and to deviate from the placement and spacing requirements for landscape islands. The Property consists of 61.0 acres, located on the south side of Centreport Parkway, approximately 1 mile south of Ramoth Church Road, within the Hartwood Election District. **(Time Limit: August 23, 2020)**

UNFINISHED BUSINESS

4. [RC19152631; Reclassification - Retail at Garrisonville](#) - A proposed reclassification, with proffers, from the R-1, Suburban Residential Zoning District to the B-2, Urban Commercial Zoning District, to allow for the development of a commercial business with a drive-through on Tax Map Parcel No. 20-35A (Property). The Property consists of 0.82 acres and is located on the north side of Garrisonville Road, approximately 230 feet east of Kingsland Drive, within the Griffis-Widewater Election District. **(Time Limit: October 7, 2020) (History: December 11, 2019 Public Hearing Continued to January 29, 2020) (Deferred on January 29, 2020 to March 11, 2020) (Deferred on March 11, 2020 to April 8, 2020) (Deferred to June 24, 2020 due to COVID-19)**
5. [CUP19152632; Conditional Use Permit - Retail at Garrisonville](#) - A request for a conditional use permit (CUP) to allow one single-lane drive-through facility in the B-2, Urban Commercial Zoning District and HC, Highway Corridor Overlay Zoning District, on Tax Map Parcel No. 20-35A (Property). The property consists of 0.82 acres and is located on the north side of Garrisonville Road, approximately 230 feet east of Kingsland Drive, within the Griffis-Widewater Election District. **(Time Limit: October 7, 2020) (History: December 11, 2019 Public Hearing Continued to January 29, 2020) (Deferred on January 29, 2020 to March 11, 2020) (Deferred on March 11, 2020 to April 8, 2020) (Deferred to June 24, 2020 due to COVID-19)**

NEW BUSINESS

6. [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 134 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: September 16, 2020)**
7. [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 134 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: September 16, 2020)**
8. [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: October 7, 2020)**

PLANNING DIRECTOR'S REPORT

9. [Parking Requirements for Grocery Stores and other Commercial Uses](#)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

10. Senior Housing Subcommittee
Next meeting - TBD
11. Healthy Growth Subcommittee
Next meeting - July 1, 2:00 PM in the ABC Conference Room

CHAIRMAN'S REPORT

OTHER BUSINESS

12. New TRC Submissions
 - Embrey Mill Town Center South - Garrisonville Election District
13. Discuss Establishing a Subcommittee on Race and Social Equity

APPROVAL OF MINUTES

NONE

ADJOURNMENT