

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

JULY 22, 2020  
4:30 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. [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) (History: June 24, 2020 Public Hearing Continued to July 22, 2020)**
2. [RC18152428; Reclassification - Vistas at Ferry Farm](#) - A proposed zoning 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, assisted living, or memory care 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)**
3. [CUP18152429; Conditional Use Permit - Vistas at Ferry Farm](#) - A request for a conditional use permit to allow increased residential density of up to 19.0 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, assisted living, or memory care units. The Property is subject to a concurrent zoning reclassification request. 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)**
4. [RC19152782; Reclassification - Embrey Mill Town Center](#) - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the PD-2, Planned Development 2 Zoning District on Tax Map Parcel No. 29-70K, consisting of 2.3 acres; and from the B-2, Urban Commercial Zoning District to the PD-2 Zoning District on a portion of Tax Map Parcel No. 29-60C, consisting of 1.6 acres; and from the PD-2 Zoning District to the B-2 Zoning District on a portion of Tax Map Parcel No. 29-53B, consisting of 1.53 acres, all to allow for the development of a commercial town center.

All parcels subject to the proposed rezoning reclassification are collectively referred to as “the Property.” The Property is located on the north side of Courthouse Road, west of the intersection with Austin Ridge Drive, within the Garrisonville Election District. **(Time Limit: October 30, 2020)**

5. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O20-21, would amend the Zoning Ordinance, Stafford County Code Chapter 28, Article VII, Table 7.1, “Required Parking and Loading Spaces” to modify the number of parking spaces required for grocery stores and to establish the number of required parking and loading spaces for general commercial retail uses not specifically listed in Table 7.1. **(Time Limit: October 2, 2020)**
  
6. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O20-19 would amend the Zoning Ordinance, Stafford County Code Sec. 28-25, “Definitions of specific terms,” Sec. 38-35, “Table of uses and standards,” and Sec. 28-39, “Special regulations,” to amend and clarify requirements relating to the establishment of cemeteries. The proposed Ordinance would define the term “churchyard” and clarify that churchyard and family cemeteries are permitted by-right in the A-1, Agricultural, Zoning District as required by the Virginia Code. As to cemeteries that are not churchyard or family cemeteries, the proposed Ordinance allows such cemeteries in the A-1 Zoning District by conditional use permit and in accordance with special regulations provided in the Zoning Ordinance. Such special regulations require the applicant to comply with the consent requirements outlined in Virginia Code § 57-26(1), and that no such cemetery may be established within 750 feet of any terminal reservoir or any perennial stream that drains into a terminal reservoir or within 750 feet of any private well used as a drinking water supply, except that a conditional use permit may reduce such minimum distance upon specified findings through hydrogeological studies. The proposed Ordinance also provides that the conditional use permit includes provisions for monitoring and other reasonable ongoing protections of drinking water from possible contamination. **(Time Limit: October 7, 2020)**

*Public Comments Received:* [Comment1](#)  
[Comment2](#)

#### UNFINISHED BUSINESS

NONE

#### NEW BUSINESS

7. [WAIV20153339; Waiver - Graystone at Abel Lake](#) - A waiver request of the Subdivision Ordinance, Stafford County Code, Sec. 22-156, “Block length,” for Tax Map Parcel Nos. 37-4C, 37-4D, and 37-4, zoned A-1, Agricultural, located on the south side of Kellogg Mill Road, approximately 4,500 feet west of Mountain View Road, in the Hartwood Election District. **(Time Limit: September 20, 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) (In Subcommittee - Deferred to August 26, 2020)**

#### PLANNING DIRECTOR’S REPORT

9. [Correct Omission with Time Limits Ordinance](#) – *BOS Referral*

10. [Subdivision Code Exemptions for Open Space Lots and Conservation Easement Lots](#) – BOS Referral
11. [Revocation of Special Exceptions](#) – BOS Referral

#### COUNTY ATTORNEY’S REPORT

#### COMMITTEE REPORTS

12. Senior Housing Subcommittee  
*Next meeting – July 21 @ 4:00 PM in the ABC Conference Room*
13. Healthy Growth Subcommittee  
*Next meeting – August 5 @ 2:30 PM in the ABC Conference Room*
14. HCOD Turn Lanes Subcommittee  
*Next meeting – TBD*

#### CHAIRMAN’S REPORT

#### OTHER BUSINESS

15. New TRC Submissions
  - Centreport Pkwy Pcl 38-14F DVA3 - Hartwood Election District

#### APPROVAL OF MINUTES

16. [June 10, 2020](#)

#### ADJOURNMENT