

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

AUGUST 26, 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. [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)**
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. The Property is subject to a concurrent conditional use permit request. **(Time Limit: October 30, 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: October 30, 2020)**

4. [CUP19153044; Conditional Use Permit - Valvoline at Garrisonville Roadh](#) - A request for a Conditional Use Permit to allow for an automobile service facility in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts on Tax Map Parcel Nos. 20-105B and 20-106 (Property). The Property consists of 0.79 acres, and is located on the northeast corner of the intersection of Garrisonville Road and Barrett Heights Road, within the Griffis-Widewater Election District. **(Time Limit: December 4, 2020)**
5. [COM20153430; Comprehensive Plan Compliance Review - Telecommunications Facilities, Widewater Beach](#) - A request to review compliance with the Comprehensive Plan, in accordance with Virginia Code Sec. 15.2-2232, for the placement of seven monopole telecommunication facilities, up to 34 feet in height, including ancillary equipment, within private road right-of-way for Hollywood Avenue, Lake Drive, Ortega Street, Woodrow Drive, Roger Wayne Drive and Shore Drive, within the Widewater Beach neighborhood, located on the west side of Brent Point Road, within the Griffis-Widewater Election District. KGI Communications, LLC is the applicant. **(Time Limit: October 25, 2020)**
6. [COM20153445; Comprehensive Plan Compliance Review - Telecommunications Facilities, CIT/Stafford County Smart Pilot, Aer Wireless](#) - A request to review compliance with the Comprehensive Plan, in accordance with Virginia Code Sec. 15.2-2232, for the placement of up to 86 monopole telecommunication facilities, up to 20 feet in height, including ancillary equipment, to be located on properties within the Hartlake Estates, Rappahannock Ridge Estates, Hartwood Meadows, and Walden 10 neighborhoods, and within road rights-of-way on Warrenton Road, Hartwood Road, Richards Ferry Road, Storck Road, Doe Way, Hartlake Drive, Whitetail Way, Antler Trail, Buckhorn Trail, Cobblestone Way, Hartwood Meadows Road, Gold Mine Road, Acorn Ridge Court, Pine Ridge Court, Rappahannock Drive, Richland Run Court, and River Falls Road, all within the Hartwood Election District. **(Time Limit: October 25, 2020)**
7. [Amendment to the Subdivision Ordinance](#) - Proposed Ordinance O20-30, would amend the Subdivision Ordinance, by creating Stafford County Code Sec. 22-154, "Lots for open space and conservation easements." The amendment would exempt lots for open space and lots subject to conservation easements held by the County from the provisions of Sec. 22-166, "Parks, schools and public lands," Sec. 22-167, "Right-of-way additions," and the provisions of Article VI, "Improvements generally," Division 2, "Lots." The amendment would not require dedications of lands identified for schools, parks, and other public lands including road right-of-way as identified in the Comprehensive Plan and also not require compliance with other provisions of the subdivision ordinance applicable to the creation of lots for proposed open space lots and lots subject to a conservation easement held by Stafford County. **(Time Limit: September 20, 2020)**

#### UNFINISHED BUSINESS

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) (History: Deferred to August 26, 2020)**

#### NEW BUSINESS

9. [SUB19152950; The Hills at Big Spring Preliminary Plan](#) - A Preliminary Subdivision Plan to create 58 single-family lots on Tax Map Parcel Nos. 38-98, 38-101, and 38-103A, zoned A-1, Agricultural, on 26.88 acres located on the east side of Jefferson Davis Highway north of Big Spring Lane, within the Aquia Election District. **(Time Limit: November 18, 2020)**

10. [SUB19153040; Joshua Landing Preliminary Plan](#) - A Preliminary Subdivision Plan to create 10 single-family lots on Tax Map Parcel No. 19-9, zoned A-1, Agricultural, on 35.58 acres located on the north side of Joshua Road at Saint Georges Drive, within the Rock Hill Election District. **(Time Limit: November 18, 2020)**
11. [WAI20153423; Collier Boundary Line Adjustment](#) - A waiver request of the Subdivision Ordinance, Sec. 22-146, "Side lot lines," on Tax Map Parcel No. 56-32D, zoned A-1, Agricultural, on approximately 4.6 acres, located on the south side of White Oak Road west of Shauns Lane, within the George Washington Election District. **(Time Limit: October 25, 2020)**

#### PLANNING DIRECTOR'S REPORT

12. [Land Conservation](#) – *BOS Referral*
13. [Minor Proffer Amendments](#) – *BOS Referral*
14. [Flag Poles and Monuments](#) – *BOS Referral*

#### COUNTY ATTORNEY'S REPORT

#### COMMITTEE REPORTS

15. Senior Housing Subcommittee  
[Meeting Summary](#)
16. Healthy Growth Subcommittee  
*Next meeting – September 2 @ 3:00 PM in the Activities Room*

#### CHAIRMAN'S REPORT

#### OTHER BUSINESS

17. New TRC Submissions
  - Taylor Bott Ind Pk Lot 7 – 20153323 - Falmouth Election District
  - Cherryview Landing – 20153418 - George Washington Election District
  - Telecom Banks Site – 20153421 - Aquia Election District

#### APPROVAL OF MINUTES

NONE

#### ADJOURNMENT