

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

SEPTEMBER 23, 2020
4:30 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

County Transportation Construction Project Quarterly Update by Bryon Counsell, Deputy Director of Public Works Capital Construction

PUBLIC HEARINGS

1. [CUP19153008; Conditional Use Permit - 7-Eleven at Deacon Road](#) - A request for a conditional use permit to allow vehicle fuel sales in the B-2, Urban Commercial Zoning District on Tax Map Parcel Nos. 54-126B, 54-126C, and 54-126D (Property). The Property consists of 1.74 acres, and is located on the northeast corner of the intersection of Deacon Road and Leeland Road, within the Falmouth Election District. **(Time Limit: December 4, 2020) (History: September 9, 2020 Public Hearing deferred to September 23, 2020)**
2. [RC20153406; Reclassification - Project Clover](#) - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the M-1, Light Industrial Zoning District on Tax Map Parcel Nos. 37-78 and 37-79, consisting of 119.69 acres (Reclassification Property); and a proposal to amend proffered conditions in the M-1 Zoning District on Tax Map Parcel Nos. 37-30 (portion) and 37-30C, consisting of 58.31 acres (Proffer Amendment Property). Collectively, Tax Map Parcel Nos. 37-78, 37-79, 37-30 (portion) and 37-30C are referred to as “the Property.” The Property is located on the north side of Centreport Parkway, approximately 2,600 feet northeast of Mountain View Road, within the Hartwood Election District. **(Time Limit: January 1, 2021)**
3. [COM20153482; Comprehensive Plan Compliance Review - Telecommunications Facilities, CIT/Stafford County Smart Pilot, WI4ME, LLC d/b/a 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 40 monopole telecommunication facilities, up to 20 feet in height, including ancillary equipment, to be located on Tax Map Parcel Nos. 25-6A, 25-18K, 25B-1-3, 25B-1-10, 25B-1-36, 25B-1-38, 25B-1-39, 25B-1-48, 25B-1-56, 25B-1-58, 25B-1-75, 26-20C, 26-21B, 33-51, 34-4, 34-29, 34-34, 34-41A, 34-46D, 34-46F, 34-52, 34-55M, 34-59F, 34D-1, 34J-8, 35-4C, 35-5D, 35-6F, 35-6T, 35-8, 35-11, 35-47, and 35-51, along Warrenton Road, Hartwood Road, Richards Ferry Road, Storck Road, Doe Way, Whitetail Way, Hartlake Drive, Porch Lane, Marsh Road, Eley Road, and Omid Place, all within the Hartwood Election District. **(Time Limit: November 22, 2020)**

4. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O20-28 would amend the Zoning Ordinance, Stafford County Code, Sec. 28-251, "Review procedure," and Sec. 28-252, "Approval or disapproval generally," to establish time limits for development plans. **(Time Limit: October 30, 2020)**

UNFINISHED BUSINESS

5. [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) (History: Deferred on August 26, 2020 to September 23, 2020)**

NEW BUSINESS

6. [Amendments to the Comprehensive Plan and the Zoning Ordinance](#) - Discuss proposed Resolution R20-81 and proposed Ordinance O20-20 to amend the Comprehensive Plan and Zoning Ordinance for the Implementation of the Board of Supervisors Healthy Growth Strategic Plan Priority.

PLANNING DIRECTOR'S REPORT

7. [Amendment to the Zoning Ordinance to Amend Cluster Subdivision Requirements](#) – *BOS Referral* **(Time Limit: March 14, 2021)**
8. Courthouse Planning Area – Time needed to review and make recommendations

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

9. [Land Conservation Subcommittee](#)
Next Meeting – TBD
10. [Minor Proffer Amendments Subcommittee](#)
Next Meeting TBD
11. [Healthy Growth Subcommittee](#)
Next Meeting – TBD

CHAIRMAN'S REPORT

OTHER BUSINESS

12. New TRC Submissions
* Enon Elevated Water Storage Tank – Hartwood Election District

APPROVAL OF MINUTES

13. [July 22, 2020](#)

ADJOURNMENT