

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

OCTOBER 14, 2020
4:30 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O20-30 would amend Stafford County Code, Sec. 28-24, "Measurements," to remove flag poles and monuments from the list of structures exempt from height limitations contained in the Zoning Ordinance, to provide height limitations applicable to flag poles and monuments, and to provide requirements for exceeding certain height limitations. **(Time Limit: December 5, 2020)**
2. [RC20153117; Reclassification - Wawa at Port Aquia Proffer Amendment](#) - A proposal to amend proffered conditions on 3.97 acres zoned B-2, Urban Commercial, to allow vehicle fuel sales and a convenience store, on Tax Map Parcel No. 21U-1-1 (Property). The Property is located on the southwest corner of the intersection of Jefferson Davis Highway and Port Aquia Drive, within the Aquia Election District. The Property is subject to a concurrent request for a conditional use permit. **(Time Limit: January 22, 2021)**
3. [CUP20153116; Conditional Use Permit - Wawa at Port Aquia](#) - A request for a conditional use permit (CUP) to allow vehicle fuel sales in the B-2, Urban Commercial Zoning District on Tax Map Parcel No. 21U-1-1 (Property). The Property consists of 3.97 acres, and is located on the southwest corner of the intersection of Jefferson Davis Highway and Port Aquia Drive, within the Aquia Election District. The Property is subject to a concurrent proffer amendment request. **(Time Limit: January 22, 2021)**
4. [COM20153286; Comprehensive Plan Compliance Review - Telecom Tower Milestone Widewater](#) - A request to review compliance with the Comprehensive Plan, in accordance with Virginia Code Sec. 15.2-2232, for the placement of a 164-foot tall telecommunications facility, including ancillary equipment, on Tax Map Parcel No. 22-22, located at the terminus of Den Rich Road, approximately 2,400 feet east of Telegraph Road, within the Griffis-Widewater Election District. Milestone Communications is the applicant. **(Time Limit: December 13, 2020)**

5. [CUP20153287; Conditional Use Permit - Telecom Tower Milestone Widewater](#) - A request for a conditional use permit (CUP) to allow a 164-foot tall telecommunications facility, including ancillary equipment, on Tax Map Parcel No. 22-22, zoned A-1, Agricultural Zoning District. The Property consists of 202 acres, located at the terminus of Den Rich Road, approximately 2,400 feet east of Telegraph Road, within the Griffis-Widewater Election District. Milestone Communications is the applicant. **(Time Limit: January 22, 2021)**
6. [COM20153293; Comprehensive Plan Compliance Review - Telecom Tower Dunbar Drive Verizon](#) - A request to review compliance with the Comprehensive Plan, in accordance with Virginia Code Sec. 15.2-2232, for the placement of a 195-foot tall telecommunications facility, including ancillary equipment, on Tax Map Parcel No. 17-49G, located on the south side of Dunbar Drive, approximately 800 feet west of Alderwood Drive, within the Hartwood Election District. Smartlink LLC, on behalf of Verizon Wireless, is the applicant. **(Time Limit: December 13, 2020)**
7. [CUP20153292; Conditional Use Permit - Telecom Tower Dunbar Drive Verizon](#) - A request for a conditional use permit (CUP) to allow a 195-foot tall telecommunications facility, including ancillary equipment, on Tax Map Parcel No. 17-49G, zoned A-1, Agricultural Zoning District. The Property consists of 23.56 acres, located on the south side of Dunbar Drive, approximately 800 feet west of Alderwood Drive, within the Hartwood Election District. Smartlink LLC, on behalf of Verizon Wireless, is the applicant. **(Time Limit: January 22, 2021)**
8. [RC19152897; Reclassification - Burns Corner](#) - A proposed zoning reclassification from the B-3, Office Zoning District to the B-2, Urban Commercial Zoning District on Tax Map Parcel Nos. 29-92B, 29-93A, 29-93C, 29-93D, 29-93E, and 29-93F, consisting of 25.8 acres (Property), to allow for the development of various commercial uses. The Property is located at the intersection of Courthouse Road and Wyche Road, within the Hartwood Election District. Various portions of the Property are subject to concurrent conditional use permit requests. **(Time Limit: January 22, 2021)**
9. [CUP19152896; Conditional Use Permit - Burns Corner](#) - A request for a conditional use permit (CUP) to allow a total of five (5) drive-through facilities in a B-2, Urban Commercial Zoning District on Tax Map Parcel Nos. 29-92B, 29-93E, 29-93F and portions of 29-93A, 29-93C, and 29-93D, consisting of 23.6 acres (Property). The Property is located at the intersection of Courthouse Road and Wyche Road, within the Hartwood Election District. The Property is subject to a concurrent zoning reclassification request. **(Time Limit: January 22, 2021)**
10. [CUP20153241; Conditional Use Permit - Burns Corner Sheetz](#) - A request for a conditional use permit (CUP) to allow vehicle fuel sales and a drive-through facility in a B-2, Urban Commercial Zoning District on portions of Tax Map Parcel Nos. 29-93A, 29-93C, and 29-93D (Property). The Property consists of approximately 2.2 acres, and is located on the southeast corner of the intersection of Courthouse Road, Hospital Center Boulevard, and Wyche Road, within the Hartwood Election District. The Property is subject to a concurrent zoning reclassification request. **(Time Limit: January 22, 2021)**

UNFINISHED BUSINESS

11. [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. **(History: PC Work Session October 7, 2020) (BOS-PC Joint Public Hearing October 29, 2020)**

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

12. [Downtown Stafford](#)
(Time Limit: February 12, 2021)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

13. Land Conservation Subcommittee
Next Meeting – November 5, 2020 @ 3:00 PM, Activities Room
14. Minor Proffer Amendments Subcommittee
Next Meeting – TBD
15. Healthy Growth Subcommittee
Next Meeting – October 29, 2020 Joint BOS-PC Public Hearing
16. Cluster Ordinance Subcommittee
Next Meeting – October 21, 2020 @ 4:00 PM, Activities Room

CHAIRMAN'S REPORT

OTHER BUSINESS

17. New TRC Submissions
* South Ridge Church - Falmouth Election District

APPROVAL OF MINUTES

NONE

ADJOURNMENT