

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

DECEMBER 9, 2020  
4:30 PM

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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. [CUP19152957; Conditional Use Permit – Wawa Cranes Corner](#) - A request for a conditional use permit (CUP) to allow vehicle fuel sales in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning District, and a convenience store in the HC, Highway Corridor Overlay Zoning District on a portion of Tax Map Parcel No. 46-10 (Property). The Property consists of 2.95 acres, and is located on the northeast corner of the intersection of Jefferson Davis Highway and Cranes Corner Road, within the Falmouth Election District. **(Time Limit: March 19, 2021)**
2. [RC20153216; Reclassification – Primax Properties](#) - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the B-2, Urban Commercial Zoning District on Tax Map Parcel Nos. 44-64 and 44-65 (Property), consisting of 4.037 acres, to allow for the development of a 39,097 square-foot commercial retail use. The Property is located on the north side of Warrenton Road, approximately 200 feet east of Cardinal Forest Drive, within the Hartwood Election District. **(Time Limit: March 19, 2021)**
3. [RC20153242; Reclassification – Courthouse Tracts Proffer Amendment](#) - A proposal to amend proffered conditions on 4.08 acres zoned B-2, Urban Commercial, to allow a restaurant with drive-through and a convenience store with vehicle fuel sales, on Tax Map Parcel Nos. 39-3 and 39-3A (Property). The Property is subject to two concurrent conditional use permit requests. The Property is located on the southwest corner of the intersection of Jefferson Davis Highway and Hospital Center Boulevard, within the Hartwood Election District. **(Time Limit: March 19, 2021)**
4. [CUP20153243; Conditional Use Permit – Courthouse Tracts Taco Bell](#) - A request for a conditional use permit (CUP) to allow a drive-through facility in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts on Tax Map Parcel Nos. 39-3 and 39-3A (Property). The Property consists of 4.05 acres, and is located on the southwest corner of the intersection of Jefferson Davis Highway and Hospital Center Boulevard, within the Hartwood Election District. **(Time Limit: March 19, 2021)**

5. [CUP20153244; Conditional Use Permit – Courthouse Tracts 7-Eleven](#) - A request for a conditional use permit (CUP) to allow vehicle fuel sales in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts and a convenience store in the HC, Highway Corridor Overlay Zoning District on Tax Map Parcel Nos. 39-3 and 39-3A (Property). The Property consists of 4.05 acres, and is located on the southwest corner of the intersection of Jefferson Davis Highway and Hospital Center Boulevard, within the Hartwood Election District. **(Time Limit: March 19, 2021)**
6. [Amendment to the Stafford County Comprehensive Plan](#) - A proposal to amend the “Neighborhood Development Standards Plan,” dated September 19, 2012, as last revised on December 4, 2012, an element of the document entitled “Stafford County, Virginia, Comprehensive Plan 2016-2036,” adopted on August 16, 2016, as last revised, pursuant to proposed Resolution R21-03. The amendment would add “Senior Housing Design Standards” as a new chapter to the Neighborhood Development Standards Plan. **(Time Limit: January 28, 2021)**
7. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O20-44 would amend the Zoning Ordinance, Stafford County Code, Chapter 28, Article VII, Table 7.1, “Required Parking and Loading Spaces,” regarding parking and loading space requirements to delete “retirement housing” as a listed use category. **(Time Limit: January 28, 2021)**
8. [RC19152902; Reclassification – Tree Haven Rezoning](#) - A proposed zoning reclassification from the B-1, Convenience Commercial Zoning District to the A-2, Rural Residential Zoning District on Tax Map Parcel No. 18-78, consisting of 3.67 acres (Property), to allow for the development of 3 single-family dwellings. The Property is located at the southwest intersection of Mountain View Road and Tree Haven Lane, within the Rock Hill Election District. **(Time Limit: February 26, 2021) (History: November 18, 2020 Public Hearing Continued to February 10, 2021)**

#### UNFINISHED BUSINESS

9. [CUP19152654; Conditional Use Permit – Embrey Mill Phase 2A](#) - A request for a conditional use permit to allow 168 multi-family and 80 townhouse retirement housing units within the PD-2, Planned Development 2 Zoning District on a portion of Tax Map Parcel No. 29-53 (Property). The Property consists of 20.3 acres, and is located at the end of Boxelder Drive in the Embrey Mill subdivision, within the Garrisonville Election District. **(Time Limit: February 26, 2021) (History: Deferred on November 18, 2020 to December 9, 2020)**
10. [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)**
11. [Downtown Stafford](#) - Authorize public hearings for a Comprehensive Plan Amendment and a Zoning Ordinance Text amendment regarding the UD, Urban Development, Zoning District, and a zoning reclassification application for approximately 29 acres to the UD Zoning District, in the Courthouse Planning Area. **(Time Limit: February 12, 2021) (History: PC Work Session December 2, 2020)**

#### NEW BUSINESS

NONE

#### PLANNING DIRECTOR’S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

12. Healthy Growth Subcommittee  
*Next Meeting – TBD*
13. Land Conservation Subcommittee  
*Next Meeting – December 10, 2020 @ 3:00 PM, ABC Conference Room*
14. Cluster Ordinance Subcommittee  
*Next Meeting – December 8, 2020 @ 3:30 PM, Activities Room*  
*11/17/20 Meeting Summary*

CHAIRMAN'S REPORT

OTHER BUSINESS

15. New TRC Submissions  
\* Patriots Crossing Multi-Tenant Building No. 2 – Garrisonville Election District

APPROVAL OF MINUTES

16. October 14, 2020

ADJOURNMENT