

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

FEBRUARY 24, 2021  
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. [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) (Public Hearing Continued to February 24, 2021)**
2. [CUP20153483; Conditional Use Permit – Celebrate VA-Sam’s Xpress Car Wash](#) - A proposed conditional use permit to allow a car wash within the HC, Highway Corridor Overlay Zoning District on Tax Map Parcel No. 44Y-15C (Property). The Property is also within the B-2, Urban Commercial Zoning District. The Property consists of 1.7280 acres and is located on the south side of Warrenton Road and west side of Banks Ford Parkway, within the Hartwood Election District. **(Time Limit: June 4, 2021)**
3. [CUP20153586; Conditional Use Permit – South Ridge Church](#) - A proposed conditional use permit to allow a place of worship within the M-1, Light Industrial Zoning District on Tax Map Parcel No. 44-119L (Property). The Property consists of a total of 2.45 acres and is located on the north side of International Parkway, approximately 500 feet east of Brandywine Court, within the George Washington Election District. **(Time Limit: June 4, 2021)**

UNFINISHED BUSINESS

4. [Downtown Stafford](#) - Authorize public hearings for a Comprehensive Plan Amendment and a Zoning Ordinance Text amendment regarding the UD-5, Urban Development, Zoning District, and a zoning reclassification application for approximately 29 acres to the UD-5 Zoning District, in the Courthouse Planning Area. **(Time Limit: March 29, 2021) (History: PC Work Session December 2, 2020) (Deferred to January 13, 2021) (Deferred to January 27, 2021) (Deferred to February 10, 2021) (Deferred to February 24, 2021)**

5. RC21153698; Reclassification – Stafford County Board of Supervisors, Courthouse Road Property  
- A proposed zoning reclassification from the B-2, Urban Commercial Zoning District to the UD-5, Urban Development 5 Zoning District on Tax Map Parcel Nos. 30-43, 30-43A, 30-43B, 30-43C, 30-43D, 30-43E, 30-43F, 30-43G, 30-44, 30-45, and 30-46, consisting of approximately 16.11 acres; and from B-3, Office, to UD-5, Urban Development 5 on Tax Map Parcel Nos. 30-50 and 30-53, consisting of approximately 13.08 acres, in the Hartwood Election District. **(Time Limit: 100 days from Public Hearing)**  
*(Potential Public Hearing Date: March 24, 2021)*
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. **(History: PC Work Session October 7, 2020) (BOS-PC Joint Public Hearing October 29, 2020) (BOS Deferred)**
7. Amendments to the Zoning Ordinance - Amend Stafford County Code Sec. 28-25, “Definitions of specific terms,” Sec. 28-35, “Table of uses and standards,” and Sec. 28-39, “Special regulations” in regards to cluster development regulations. **(Time Limit: May 30, 2021)**  
*(Authorize for Public Hearing by: April 28, 2021)*  
*(Potential Public Hearing Date: May 26, 2021)*

#### NEW BUSINESS

NONE

#### PLANNING DIRECTOR’S REPORT

#### COUNTY ATTORNEY’S REPORT

#### COMMITTEE REPORTS

8. Uses in A-2 Zoning Subcommittee  
*Next Meeting – TBD*
9. Comprehensive Plan 5-Year Update Subcommittee  
*Next Meeting – March 4, 2021 @ 3:00 PM; TBD*
10. Healthy Growth Subcommittee  
*Next Meeting – TBD*

#### CHAIRMAN’S REPORT

#### OTHER BUSINESS

11. New TRC Submissions  
\* 21153710 The Hills at Big Springs – Aquia Election District

#### APPROVAL OF MINUTES

12. [January 13, 2021](#)

#### ADJOURNMENT