

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

SEPTEMBER 22, 2021
6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [RC18152265; Reclassification – Southgate Commercial Proffer Amendment](#) - A proposal to amend proffered conditions on 8.16 acres zoned B-2, Urban Commercial Zoning District, to limit the permitted uses to include mini-storage warehousing and access to the rural dwelling for watchman or caretaker on premises, and amend site access and building design, on Tax Map Parcel No. 45-165 (Property). The Property is subject to a concurrent conditional use permit request. The Property is located on the northwest corner of the intersection of Cambridge Street and Southgate Avenue, within the Falmouth Election District. **(Time Limit: December 31, 2021)**
2. [CUP20153251; Conditional Use Permit – Southgate Commercial](#) - A request for a Conditional Use Permit to allow motor vehicle rental use and a dwelling for watchman or caretaker on premises, in the B-2, Urban Commercial Zoning District, on Tax Map Parcel No. 45-165 (Property). The Property consists of 8.16 acres and is located on the northwest corner of the intersection of Cambridge Street and Southgate Avenue, within the Falmouth Election District. The Property is subject to a concurrent proffer amendment request. **(Time Limit: December 31, 2021)**
3. [RC16151330; Reclassification and Proffer Amendment – Willow Run](#) - A proposed zoning reclassification, with proffers, from the A-1, Agricultural and B-2, Urban Commercial Zoning Districts to the R-2, Urban Residential - Medium Density Zoning District (30.15 acres); and from the A-1 Zoning District to the B-2 Zoning District (5.60 acres) on Tax Map Parcel Nos. 36-29, 36-37A, and a portion of Tax Map Parcel Nos. 44-61 and 44-61A; and a proposal to amend proffered conditions on a portion of Tax Map Parcel Nos. 44-61 and 44-61A zoned B-2, Urban Commercial (7.53 acres) (collectively, the Property), all to allow for the development of up to 90 dwelling units and 90,000 square feet of commercial uses on the Property. The Property is located on the north side of Warrenton Road, west of the intersection with Village Parkway, within the Hartwood Election District. **(Time Limit: December 31, 2021)**
4. [CUP21153998; Conditional Use Permit – Embrey Mill Town Center Child Care](#) - A request for a Conditional Use Permit to allow a child care center in the PD-2, Planned Development-2 Zoning District, on a portion Tax Map Parcel No. 29-53B (Property). The Property consists of 1.56 acres, and is located on south side of Sunflower Drive, approximately 1,000 feet west of Austin Ridge, within the Garrisonville Election District. **(Time Limit: December 31, 2021)**

5. [RC21153768; Reclassification – Banks Ford Self Storage](#) - A proposed zoning reclassification, with proffers, from the A-1, Agricultural Zoning District to the B-2, Urban Commercial Zoning District on Tax Map Parcel Nos. 44-100, 44-98A, 44-98B, and 44-98C (Property), consisting of 3.95 acres, to allow for the development of a warehouse, mini-storage facility. The Property is located on the south side of McWhirt Loop, approximately 100 feet east of Banks Ford Parkway, within the Hartwood Election District. **(Time Limit: December 31, 2021)**
6. [CUP21153821; Conditional Use Permit – Banks Ford Self Storage](#) - A request for a Conditional Use Permit to allow a warehouse, mini-storage facility in the B-2, Urban Commercial Zoning District on Tax Map Parcel Nos. 44-100, 44-98A, 44-98B, and 44-98C (Property). The Property is located on the south side of McWhirt Loop, approximately 100 feet east of Banks Ford Parkway, within the Hartwood Election District. **(Time Limit: December 31, 2021)**
7. [RC20153402; Reclassification – Orris Estates](#) - A proposed zoning reclassification, with proffers, from the A-1, Agricultural Zoning District to the R-1, Suburban Residential Zoning District on Tax Map Parcel No. 43-74A, consisting of 12.78 acres (Property), to allow for the development of up to 25 single-family dwellings. The Property is located at the terminus of Manorwood Drive, approximately 350 feet east of Royal Crescent Way, within the Hartwood Election District. **(Time Limit: December 17, 2021) (History: September 8, 2021 Public Hearing Continued to October 27, 2021)**
8. [CUP20153403; Conditional Use Permit – Orris Estates](#) - A request for a conditional use permit (CUP) to allow a cluster subdivision with increased residential density of up to 2.25 dwelling units per acre in the R-1, Suburban Residential Zoning District on Tax Map Parcel No. 43-74A (Property). The increased residential density would allow up to 25 single-family dwelling units on the Property. The Property consists of 12.78 acres, located at the terminus of Manorwood Drive, approximately 350 feet east of Royal Crescent Way, within the Hartwood Election District. The Property is subject to a concurrent zoning reclassification request. **(Time Limit: December 17, 2021) (History: September 8, 2021 Public Hearing Continued to October 27, 2021)**

UNFINISHED BUSINESS

9. Comprehensive Plan 5-Year Update

NEW BUSINESS

PLANNING DIRECTOR'S REPORT

- * Family Subdivision Ordinance
- * Industrial Lighting Standards
- * Project Clover Comprehensive Sign Plan

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

10. New TRC Submissions
 - 21154102 Colebrook Rd – George Washington Election District

APPROVAL OF MINUTES

11. [June 23, 2021](#)
12. [July 28, 2021](#)
13. [August 25, 2021](#)

ADJOURNMENT