

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

OCTOBER 13, 2021  
6:00 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. [RC18152265; Reclassification – Southgate Commercial Proffer Amendment](#) - A proposal to amend proffered conditions on 8.16 acres zoned B-2, Urban Commercial, to limit the permitted uses to include mini-storage warehousing and accessory truck rental and 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: January 21, 2022)**
2. [CUP20153251; Conditional Use Permit – Southgate Commercial](#) - A request for a Conditional Use Permit to allow mini-storage warehouse use, 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: January 21, 2022)**
3. [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)**
4. [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

NONE

NEW BUSINESS

5. [WAI21154099; Colebrook Road Waiver](#) - A waiver of the Subdivision Ordinance, Stafford County Code, Sec. 22-176 (c) and (f), "Private access easements," to serve one additional lot for a proposed subdivision on Tax Map Parcel No. 59-8, and to allow for Private Access Easements in a major subdivision. The property is located on the south side of Colebrook Road, approximately 2,000 feet west of McCarty Road, within the George Washington Election District. (**Time Limit: November 21, 2021**)

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

6. New TRC Submissions
- \* Rocky Run Village Sec 1 – Hartwood Election District
  - \* Burns Corner Wendy's – Hartwood Election District
  - \* Project Clover – Hartwood Election District
  - \* Project Ivy – Hartwood Election District
  - \* CIP#2 – Hartwood Election District
  - \* Starbucks - Burns Corner – Hartwood Election District
  - \* Sigmacorps Test & Integration Facility – Aquia Election District

APPROVAL OF MINUTES

7. [September 8, 2021](#)

ADJOURNMENT