

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

MARCH 9, 2022
6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

Presentation of Proclamations

PUBLIC HEARINGS

1. [RC22154278; Reclassification – Berea Market, Take 5](#) - A proposed zoning reclassification, with proffers, from the B-1, Convenience Commercial Zoning District to the B-2, Urban Commercial Zoning District on Tax Map Parcel No. 44GG-3, consisting of approximately 0.75 acre (Property), to allow for the development of an automobile service (auto service) facility. The Property is located on the east side of Warrenton Road, at the intersection with Stafford Lakes Parkway, within the Hartwood Election District. **(Time Limit: June 17, 2022)**
2. [CUP22154279; Conditional Use Permit – Berea Market, Take 5](#) - A request for a conditional use permit (CUP) to allow an automobile service (auto service) facility in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts on Tax Map Parcel No. 44GG-3 (Property), consisting of approximately 0.75 acre. The Property is located on the east side of Warrenton Road, at the intersection with Stafford Lakes Parkway, within the Hartwood Election District. **(Time Limit: June 17, 2022)**

UNFINISHED BUSINESS

3. [RC21153778; Reclassification – Lidl at Mine Road](#) - A proposed zoning reclassification, with proffers, from the R-1, Suburban Residential Zoning District to the B-2, Urban Commercial Zoning District on Tax Map Parcel No. 21-27, consisting of 0.93 acres (Reclassification Property); and a proposal to amend proffered conditions in the B-2 Zoning District on Tax Map Parcel No. 21-28G (portion), consisting of 1.37 acres (Proffer Amendment Property). Collectively, the Reclassification Property and the Proffer Amendment Property are referred to as “the Property.” The Property is located on the northeast corner of the intersection of Mine Road and Greenspring Drive, within the Garrisonville Election District. **(Time Limit: May 20, 2022) (History: Deferred from February 9, 2022 to March 9, 2022)**

4. [SUB21153852 and WAI21153933; Preliminary Subdivision Plan and Waiver of Subdivision Ordinance; Celebrate VA – Celebrate Now](#) - A preliminary plan for 99 townhouse units located on Tax Map Parcel No. 44W-2, on approximately 62.32 acres, split-zoned RBC, Recreational Business Campus Zoning District and M-2, Industrial-Heavy Zoning District, on Celebrate VA Parkway north of Sanford Drive, within the Hartwood Election District. This item includes a request for waivers of Sections 22-177(1) and 22-191(a) of the Subdivision Ordinance, relating to number of lots served by an access easement and number of lots on a cul-de-sac street. **(Time Limit: April 6, 2022) (History: Deferred from January 12, 2022 to February 9, 2022) (Deferred from February 9, 2022 to March 9, 2022)**

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

5. Discuss Staff Report Format

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

6. New TRC Submissions
- * Lillian Est – Hartwood Election District
 - * Centreport Stafford 95 Bus Ctr – Hartwood Election District

APPROVAL OF MINUTES

7. [February 9, 2022](#)

ADJOURNMENT