

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

JANUARY 13, 2021
4:30 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

ELECTION OF OFFICERS

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [CUP20153496; Conditional Use Permit – Embrey Mill Town Center – South Phase 4](#) - A request for a conditional use permit (CUP) to allow a maximum of seven (7) drive-through uses and one (1) vehicle fuel sales facility within the PD-2, Planned Development-2 Zoning District on Tax Map Parcel Nos. 29-53B (portion), 29-60C (portion), and 29-70K (portion) (collectively, “Property”). The Property consists of a total of 11.05 acres, located at the northwest corner of the intersection of Courthouse Road and Austin Ridge Drive, within the Garrisonville Election District. **(Time Limit: April 23, 2021)**
2. [COM20153256; Comprehensive Plan Compliance Review - Telecom Tower Brent Marsh](#) - A request to review compliance with the Comprehensive Plan, in accordance with Virginia Code Section 15.2-2232, for the placement of a telecommunications facility, consisting of a telecommunications monopole, including ancillary equipment, on Tax Map Parcel No. 23-6, located on the south side of Brent Point Road and east side of the intersection with Arkendale Road and CSX Railroad crossing, within the Griffis-Widewater Election District. CitySwitch II-A, LLC is the applicant. **(Time Limit: March 14, 2021)**
3. [CUP20153255; Conditional Use Permit - Telecom Tower Brent Marsh](#) - A request for a conditional use permit (CUP) to allow a communication facility (“Facility”) within the A-1, Agricultural Zoning District on Tax Map Parcel No. 23-6 (Property). The Facility consists of a 195-foot tall telecommunications monopole with ancillary equipment. The Property consists of 341 acres, located on the south side of Brent Point Road and east side of the intersection with Arkendale Road and CSX Railroad crossing, within the Griffis-Widewater Election District. CitySwitch II-A, LLC is the applicant. **(Time Limit: April 23, 2021)**

4. [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) (History: December 9, 2020 Public Hearing Continued to January 13, 2021)**
5. [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) (History: December 9, 2020 Public Hearing Continued to January 13, 2021)**
6. [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) (History: December 9, 2020 Public Hearing Continued to January 13, 2021)**
7. [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

8. [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: February 12, 2021) (History: PC Work Session December 2, 2020) (Deferred to January 13, 2021)**
9. [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)**

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

10. [2021 Meeting Schedule](#)

11. [2020 Annual Report](#)
12. [Yearly Expenditures](#) (to date)
13. [Review Uses in A-2 Zoning](#)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

14. Healthy Growth Subcommittee
Next Meeting – TBD
15. Land Conservation Subcommittee
Next Meeting – January 14, 2021 @ 3:00 PM, Planning & Zoning Conference Room
January 28, 2021 @ 3:00 PM, Planning & Zoning Conference Room
16. Cluster Ordinance Subcommittee
Next Meeting – TBD

CHAIRMAN'S REPORT

- Appointments
 - Architectural review Board
 - Economic Development Authority (Liaison)
 - Parks and Recreation Commission (Non-voting member)
- Committees
 - Healthy Growth
 - Land Conservation
 - Cluster Ordinance

OTHER BUSINESS

17. New TRC Submissions
 - * Big Spring Est Sec 2 – Aquia Election District
 - * Port Aquia Wawa – Aquia Election District
 - * Embrey Mill PH IIA Rec Ctr B – Garrisonville Election District
 - * Milestone Wadewater – Griffis-Wadewater Election District

APPROVAL OF MINUTES

18. [October 28, 2020](#)
19. [November 18, 2020](#)

ADJOURNMENT