

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

APRIL 28, 2021
4:30 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

County Transportation Construction Project Quarterly Update by Bryon Counsell, Deputy Director of Public Works Capital Construction

PUBLIC HEARINGS

1. [CUP20153513; Conditional Use Permit – Perchwood Drive Auto Sales Park](#) - A request for a Conditional Use Permit to allow motor vehicle sales in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts on Tax Map Parcel No. 38-25H (Property). The Property consists of 0.86 acres, and is located on the northeast corner of the intersection of U.S. Route 1 and Perchwood Drive, within the Falmouth Election District. **(Time Limit: August 6, 2021)**

UNFINISHED BUSINESS

2. [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)
3. [Amendment to the Zoning Ordinance](#) - Amend Stafford County Code Sec. 28-35, Table 3.1 “District Uses and Standards” for the purpose of exempting family subdivisions from the density requirements of the A-1, Agricultural zoning district. **(Time Limit: June 9, 2021)**

NEW BUSINESS

4. [Amendment to the Subdivision Ordinance and Zoning Ordinance](#) - Amend Stafford County Code Sec. 22-166, "Parks, schools and public land," and Sec. 22-167, "Right of way additions," of the Subdivision Ordinance and Sec. 28-256, "Required standards and improvements generally," of the Zoning Ordinance, require dedication of land and public street right-of-way to the County as a condition of approval of site plans and subdivision plats (Dedications). **(Time Limit: July 15, 2021)**
(Authorize for Public Hearing by: May 26, 2021)
(Potential Public Hearing Date: June 23, 2021)

PLANNING DIRECTOR'S REPORT

- * General Assembly Action Request - 2022 Session

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

5. Comprehensive Plan 5-Year Update Subcommittee
[Subcommittee Report – April 8, 2021](#)
Meeting – April 22, 2021 @ 3:00 PM; Activities Room & Virtual
Next Meeting – April 29, 2021 @ 3:00 PM; Activities Room & Virtual

CHAIRMAN'S REPORT

OTHER BUSINESS

6. New TRC Submissions
 - * White Oak Reserve – Falmouth Election District
 - * Celebrate Now – Hartwood Election District
 - * Project Mover – Hartwood Election District

APPROVAL OF MINUTES

7. [March 24, 2021](#)

ADJOURNMENT