

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**MAY 12, 2021  
4:30 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. [RC19152912; Reclassification – Vulcan Quarry](#) - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the M-2, Heavy Industrial Zoning District on 23.02 acres, consisting of portions of Tax Map Parcel Nos. 20-3A (18.63 acres) and 20-4A (4.39 acres); and a proposed proffer amendment on 558.36 acres zoned M-2, on Tax Map Parcel Nos. 19-64 (99.64 acres), 19-65 (239.41 acres), 19-67T (16.13 acres), 20-2 (56.65 acres), and a portion of 20-4A (146.53 acres) (collectively, “Property”). The zoning reclassification and associated proffer amendments would expand the area where stone extraction is permitted, allow for a new concrete manufacturing use, and provide a consistent series of development standards across the Property. The Property is subject to a concurrent conditional use permit (“Proposed Conditional Use Permit”) request. The Property is located at the northern terminus of Dun Rovin Lane, approximately 2,800 feet north of Garrisonville Road, and along Vulcan Quarry Road, within the Rock Hill Election District. **(Time Limit: August 20, 2021)**
  
2. [CUP19152911; Conditional Use Permit – Vulcan Quarry](#) - A request for a conditional use permit (CUP) to allow heavy industrial and heavy manufacturing uses not otherwise listed, specifically stone extraction, asphalt manufacturing and concrete manufacturing, in the M-2, Heavy Industrial Zoning District, on Tax Map Parcel Nos. 19-64 (99.64 acres), 19-65 (239.41 acres), 19-67T (16.13 acres), 20-2 (56.65 acres), 20-3A (21.91 acres), 20-4A (150.92 acres), and a portion of 20-3 (17.28 acres) (collectively, the “Property”). The Property is subject to a concurrent reclassification and proffer amendment request. The Property consists of 601.94 acres in total, located at the northern terminus of Dun Rovin Lane, approximately 2,800 feet north of Garrisonville Road, and along Vulcan Quarry Road, within the Rock Hill Election District. **(Time Limit: August 20, 2021)**

UNFINISHED BUSINESS

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)**

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). **(In Subcommittee) (Time Limit: July 15, 2021)**  
(Authorize for Public Hearing by: May 26, 2021)  
(Potential Public Hearing Date: June 23, 2021)

#### NEW BUSINESS

5. [2022 Legislative Agenda](#)

#### PLANNING DIRECTOR'S REPORT

#### COUNTY ATTORNEY'S REPORT

#### COMMITTEE REPORTS

6. Comprehensive Plan 5-Year Update Subcommittee  
[Subcommittee Reports](#) – April 22, 2021 & April 29, 2021  
Meeting – May 6, 2021  
Next Meeting – May 13, 2021 @ 3:00 PM; Activities Room & Virtual
7. Land Dedication/Right-of-Way Subcommittee  
[Subcommittee Report](#) – May 5, 2021  
Next Meeting – May 12, 2021 @ 2:30 PM; Board Chambers & Virtual

#### CHAIRMAN'S REPORT

#### OTHER BUSINESS

8. New TRC Submissions - *NONE*

#### APPROVAL OF MINUTES

9. [April 14, 2021](#)

#### ADJOURNMENT