

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

MAY 26, 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) (History: May 12, 2021 Public Hearing Continued to June 23, 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) (History: May 12, 2021 Public Hearing Continued to June 23, 2021)**

## UNFINISHED BUSINESS

3. [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

4. [WAI21153881; Powell Waiver](#) - A waiver request of the Subdivision Ordinance, Stafford County Code, Sec. 22-167(b), "Right-of-way additions," for Tax Map Parcel No. 34-16C, zoned A-1, Agricultural Zoning District. The applicants are seeking a waiver of a requirement to dedicate 25 feet of right-of-way to the County pursuant to this section. The property is located on the west side of Richards Ferry Road, approximately 750 feet south of Hartwood Meadows Drive, within the Hartwood Election District. **(Time Limit: July 25, 2021)**

## PLANNING DIRECTOR'S REPORT

5. [2022 Legislative Agenda](#)
6. Downtown Stafford
7. Sam's Xpress Car Wash
8. [Uses in A-2 Zoning](#)

## COUNTY ATTORNEY'S REPORT

## COMMITTEE REPORTS

9. Comprehensive Plan 5-Year Update Subcommittee  
*Subcommittee Reports – [May 6, 2021](#) & [May 13, 2021](#)*  
*Meeting – May 20, 2021*  
*Next Meeting – May 27, 2021 @ 3:30 PM; Activities Room & Virtual*
10. Land Dedication/Right-of-Way Subcommittee  
*Subcommittee Report – [May 12, 2021](#)*  
*Meeting – May 19, 2021*

## CHAIRMAN'S REPORT

## OTHER BUSINESS

11. New TRC Submissions
  - ❖ Sycamore Grove Sec 1 - Hartwood Election District

APPROVAL OF MINUTES

12. [October 7, 2020 Work Session](#)
13. [December 20, 2020 Work Session](#)
14. [April 28, 2021](#)

ADJOURNMENT