

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**JUNE 9, 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. [RC20153340; Reclassification - Mainline](#) - A proposed zoning reclassification from the R-1, Suburban Residential Zoning District to the UD-3, Urban Development - Residential Mixed Use Zoning District on Tax Map Parcel Nos. 45-67, 45-67A, 45-69, 45-94, 45-95, 45-96 (Property), consisting of 44.55 acres, to allow for the development of up to 264 apartments and 114 townhomes. The Property is located on the north side of Warrenton Road, approximately 3,000 feet east of Interstate 95, within the George Washington Election District. **(Time Limit: September 17, 2021)**
2. [CUP21153746; Conditional Use Permit – Big Motorsports](#) - A request for a conditional use permit (CUP) to allow motor vehicle sales in the M-1, Light Industrial Zoning District on Tax Map Parcel No. 38-25R (Property). The Property consists of 1.8 acres, and is located on the north side of Perchwood Drive, approximately 700 feet east of U.S. Route 1, within the Falmouth Election District. **(Time Limit: September 17, 2021)**
3. [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)**
4. [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

5. [Amendment to the Zoning Ordinance](#) - Amend Stafford County Code Sec. 28-35, Table 3.1 “District Uses and Standards” regarding uses in the A-2, Rural Residential Zoning District.

#### NEW BUSINESS

#### PLANNING DIRECTOR’S REPORT

#### COUNTY ATTORNEY’S REPORT

#### COMMITTEE REPORTS

6. Comprehensive Plan 5-Year Update Subcommittee  
[Subcommittee Report – May 27, 2021](#)  
[BOS Update Report – June 1, 2021](#)  
[Meeting – June 3, 2021](#)  
*Next Meeting – TBD*

#### CHAIRMAN’S REPORT

#### OTHER BUSINESS

7. New TRC Submissions
  - ❖ Sycamore Grove Preliminary (E-Plans) - Hartwood Election District

#### APPROVAL OF MINUTES

NONE

#### ADJOURNMENT