

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

JULY 28, 2021
6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

[Adoption of Electronic Participation Policy](#)

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [Amendment to the Zoning Ordinance](#) - An ordinance to amend and reordain Stafford County Code Sec. 28-35, Table 3.1, "Table of uses and standards," to amend uses within the A-2, Rural Residential Zoning District and how such uses are permitted. **(Time Limit: August 12, 2021)**
2. [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) (June 23, 2021 Public Hearing Continued to July 28, 2021)**
 - A. [Revised Proffer Statement](#)
 - B. [Sound Study](#)
 - C. [Vulcan GDP 07162021](#)
 - D. [Vulcan Rezoning Plats 07162021](#)

3. [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) (June 23, 2021 Public Hearing Continued to July 28, 2021)**

UNFINISHED BUSINESS

4. [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)** **(History: June 9, 2021 deferred to July 28, 2021)**

NEW BUSINESS

NONE

PLANNING DIRECTOR’S REPORT

5. [Index of Road Names Amendment](#) – Kensington Drive – *Board Referral*
6. [Industrial Lighting Standards](#) – *Board Referral*

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

7. Comprehensive Plan 5-Year Update Subcommittee
Meeting Summaries – [June 17, 2021](#); [June 24, 2021](#); [July 7, 2021](#); [July 14, 2021](#)
Meeting – July 22, 2021
Next Meeting – July 29, 2021 @ 3:00 PM, ABC Conference Room

CHAIRMAN’S REPORT

OTHER BUSINESS

8. New TRC Submissions
 - Sherwood on the River Sec. 3 - Hartwood Election District
 - Sycamore Grove 21153988 - Hartwood Election District (ePlan)
 - 7/11 Courthouse Tracts 21153978 - Hartwood Election District (ePlan)

APPROVAL OF MINUTES

9. [May 12, 2021](#)

10. [May 26, 2021](#)

ADJOURNMENT