

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

SEPTEMBER 8, 2021  
6:00 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. [WAI21154032; Departure from Design Standards – Burns Corner Sheetz](#) - A request for a departure from the Design and Construction Standards for Landscaping, Screening and Buffering Manual (DCSL) on Tax Map Parcel No. 29-93D (Property), zoned B-2, Urban Commercial. If granted, the departure would permit relief from DCSL Sec. 110.2, “Street Buffers adjacent to Arterial or Collector streets,” to allow parallel utility easements within the required planting area for a street buffer along Hospital Center Boulevard and Wyche Road. The Property consists of 2.14 acres, located on the southeast intersection of Hospital Center Boulevard and Wyche Road, within the Hartwood Election District. **(Time Limit: November 7, 2021)**
2. [Index of Official Road Names](#) - Proposed Ordinance O21-36 would amend the Index of Official Road Names, which is a part of the Stafford County Zoning Ordinance, to rename a road as follows:

<u>Location</u>	<u>Current Road Name</u>	<u>New Road Name</u>
Private street east of the intersection of Bonair Street and Kensington Drive, terminating at the intersection with Coventry Court	Kensington Drive	Coventry Court

3. [RC20153402; Reclassification – Orris Estates](#) - A proposed zoning reclassification, with proffers, from the A-1, Agricultural Zoning District to the R-1, Suburban Residential Zoning District on Tax Map Parcel No. 43-74A, consisting of 12.78 acres (Property), to allow for the development of up to 25 single-family dwellings. The Property is located at the terminus of Manorwood Drive, approximately 350 feet east of Royal Crescent Way, within the Hartwood Election District. **(Time Limit: December 17, 2021)**

4. [CUP20153403; Conditional Use Permit – Orris Estates](#) - A request for a conditional use permit (CUP) to allow a cluster subdivision with increased residential density of up to 2.25 dwelling units per acre in the R-1, Suburban Residential Zoning District on Tax Map Parcel No. 43-74A (Property). The increased residential density would allow up to 25 single-family dwelling units on the Property. The Property consists of 12.78 acres, located at the terminus of Manorwood Drive, approximately 350 feet east of Royal Crescent Way, within the Hartwood Election District. The Property is subject to a concurrent zoning reclassification request. **(Time Limit: December 17, 2021)**
5. [RC21153707; Reclassification – Berea Market, Take 5](#) - A proposed zoning reclassification, with proffers, from the B-1, Convenience Commercial Zoning District to the B-2, Urban Commercial Zoning District on Tax Map Parcel No. 44GG-3, consisting of approximately 0.75 acres (Property), to allow for the development of an automobile service facility. The Property is located on the east side of Warrenton Road, at the intersection with Stafford Lakes Parkway, within the Hartwood Election District. **(Time Limit: December 17, 2021)**
6. [CUP21153711; Conditional Use Permit – Berea Market, Take 5](#) - A request for a conditional use permit (CUP) to allow an automobile service facility in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts on Tax Map Parcel No. 44GG-3, consisting of approximately 0.75 acres (Property). The Property is located on the east side of Warrenton Road, at the intersection with Stafford Lakes Parkway, within the Hartwood Election District, and is subject to a concurrent zoning reclassification request. **(Time Limit: December 17, 2021)**

#### UNFINISHED BUSINESS

7. [RC21153768; Reclassification – Banks Ford Self Storage](#) - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the B-2, Urban Commercial Zoning District on Tax Map Parcel Nos. 44-100, 44-98A, 44-98B, and 44-99C (Property), consisting of 5.02 acres, to allow for the development of a warehouse, mini-storage facility. The Property is located on the south side of McWhirt Loop, approximately 100 feet east of Banks Ford Parkway, within the Hartwood Election District. **(Time Limit: December 3, 2021) (History: Deferred from August 25, 2021 to September 22, 2021) (Public Hearing rescheduled to September 22, 2021)**
8. [CUP21153821; Conditional Use Permit – Banks Ford Self Storage](#) - A request for a Conditional Use Permit (CUP) to allow a warehouse, mini-storage facility in the B-2, Urban Commercial Zoning District on Tax Map Parcel Nos. 44-100, 44-98A, 44-98B, and 44-99C (Property). The Property consists of 5.02 acres, and is located on the south side of McWhirt Loop, approximately 100 feet east of Banks Ford Parkway, within the Hartwood Election District. **(Time Limit: December 3, 2021) (History: Deferred from August 25, 2021 to September 22, 2021) (Public Hearing rescheduled to September 22, 2021)**

#### NEW BUSINESS

9. [5-Year Update of the Comprehensive Plan](#)

#### PLANNING DIRECTOR'S REPORT

#### COUNTY ATTORNEY'S REPORT

## COMMITTEE REPORTS

10. Comprehensive Plan 5-Year Update Subcommittee  
*Meetings – August 19, 2021 & August 26, 2021 & September 2, 2021*  
*Next Meeting – TBD*

## CHAIRMAN’S REPORT

## OTHER BUSINESS

11. New TRC Submissions
  - Sullivan Reserve - Hartwood Election District
  - Centreport Village – Hartwood Election District

## APPROVAL OF MINUTES

NONE

## ADJOURNMENT