

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
2012
1300 COURTHOUSE ROAD**

**NOVEMBER 14,
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [CUP1200282; Conditional Use Permit – Celebrate VA Merchant’s Tire](#) – A request for a Conditional Use Permit to allow an Automobile Service Facility in a B-2, Urban Commercial Zoning District and within the HC, Highway Corridor Overlay Zoning District, on Assessor's Parcel 44Y-15B. The property consists of 0.68 acres located on the south side of Warrenton Road, approximately 700 feet east of Celebrate Virginia Parkway within the Hartwood Election District. **(Time Limit: February 12, 2013)**

2. [CUP1200284; Conditional Use Permit – Celebrate VA Goodyear Tire](#) – A request for a Conditional Use Permit to allow an Automobile Service Facility in a B-2, Urban Commercial Zoning District and within the HC, Highway Corridor Overlay Zoning District, on a portion of Assessor's Parcel 44Y-16. The property consists of 1.14 acres located on the south side of Warrenton Road, and east side of Celebrate Virginia Parkway within the Hartwood Election District. **(Time Limit: February 12, 2013)**

3. [CUP1200345; Conditional Use Permit – Carter’s Crossing Panera Bread](#) – A request for a Conditional Use Permit to allow a restaurant with a drive-through facility within the HC, Highway Corridor Overlay Zoning District, on a portion of Assessor's Parcel 45T-2. The property is zoned B-2, Urban Commercial and consists of 0.94 acres, located on the south side of South Gateway Drive and east side of Stanstead Road within the George Washington Election District. **(Time Limit: February 12, 2013)**

UNFINISHED BUSINESS

4. [RC1100261; Reclassification – Celebrate Virginia North Apartments](#) - A proposal to (1) amend proffered conditions on a portion of Assessor's Parcel 52-1, zoned RBC, Recreational Business Campus Zoning District, consisting of 36.79 acres, located on the south side of Scotts Ford Lane, 650 feet west of Celebrate Virginia Parkway and (2) reclassify from M-2, Heavy Industrial to RBC, Recreational Business Campus Zoning District Assessor's Parcels 44-90 (portion), 44W-2 (portion), 44W-2A, 44W-2B, and 44W-5E, consisting of 91.56 acres, located on both sides of Celebrate Virginia Parkway, 1,100 feet south of Banks Ford Parkway. The combined parcels, subject to the proffer amendment and reclassification, consist of 128.35 acres and are within the Hartwood Election District. **(Time Limit: December 18, 2012) (History – October 10, 2012 deferred to October 24, 2012) (Deferred at October 24, 2012 to November 14, 2012)**

5. [Amendment to Subdivision Ordinance](#) – Proposed Ordinance O12-11 would amend Chapter 22, Section 22-134, “Required Amenities” by allowing the option of posting securities for amenities prior to recording the final plat. Currently, the subdivision ordinance requires that private amenities be constructed prior to recording the final plat. **(Time Limit: January 8, 2013) (History – October 10, 2012 deferred to October 24, 2012) (Scheduled for public hearing November 28, 2012)**

6. [Urban Development Areas](#) - Discussion of Urban Development Areas to study the future applicability of Urban Development Areas in the County and identify any recommendations that should be considered for amending the Comprehensive Plan. **(Time Limit: January 2, 2013) (History – Scheduled a Committee Meeting at September 19, 2012 for October 10, 2012 at 5:30 p.m.) (Scheduled a Committee Meeting at October 10, 2012 for October 24, 2012 at 5:30 p.m.) (Deferred at October 24, 2012 to November 14, 2012)**

NEW BUSINESS

None

PLANNING DIRECTOR’S REPORT

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

7. [Proffer Guidelines](#)

CHAIRMAN’S REPORT

OTHER BUSINESS

8. TRC Information – Meeting November 28, 2012 - Cancelled

APPROVAL OF MINUTES

September 19, 2012

ADJOURNMENT