

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

APRIL 21, 2010
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. Redevelopment Area Plans - Boswell's Corner, Courthouse Road, Southern Gateway and Falmouth Village (Southern Gateway and Falmouth Village in Committee - Peter Fields and Scott Hirons) **(Deferred to May 5, 2010)**
2. Groundwater Management Ordinance **(Deferred to May 5, 2010)**
3. Reservoir Protection Overlay District **(Time Limit: January 29, 2010) (Deferred to May 19, 2010)**
4. Amendments to the Comprehensive Plan **(Time Limit: June 1, 2010) (In Comp Plan Committee)**
5. [Elimination of the Preliminary Subdivision Plan Process](#) **(Awaiting Comments from VDOT)**
6. Rappahannock River Overlay District and Potomac River Overlay District (Referred back by Board of Supervisors) **(Time Limit: October 6, 2010) (Deferred to May 5, 2010)**
7. CUP2900084; Conditional Use Permit - White Oak Car Wash - A request for a Conditional Use Permit to allow a car wash within a B-1, Convenience Commercial Zoning District, on a portion of Assessor's Parcel 54-59 consisting of approximately 3.65 acres, located on the south side of White Oak Road at Southside Drive and Potomac Avenue within the George Washington Election District. This development would include a full service car wash within a building approximately 6,000 square feet in size. **(Time Limit: July 6, 2010) (Deferred for meeting with applicant, VDOT and Mr. Fields)**

NEW BUSINESS

8. [Discussion of Medical and Dental Clinics Definitions](#)

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

9. [COM2900288; Comprehensive Plan Land Use Amendment - Vulcan Construction Materials, LP](#) - A proposal to amend the Land Use Plan component of the Comprehensive Plan in accordance with Section 15.2-2229 of the Code of Virginia (1950), as amended.
10. [RC2900289; Reclassification - Vulcan Construction Materials, LP](#) - A proposed reclassification from A-1, Agricultural to M-2, Heavy Industrial Zoning District to allow heavy industrial and heavy manufacturing uses not otherwise listed, with the issuance of a separate Conditional Use Permit, specifically stone extraction and asphalt manufacturing, on Assessor's Parcel 19-64 (portion) consisting of 99.64 acres, located on the west side of Vulcan Quarry Road, approximately 1,900 feet north of Garrisonville Road within the Rock Hill Election District. **(Time Limit: July 20, 2010)**
11. [CUP2900290; Conditional Use Permit - Vulcan Construction Materials, LP](#) - A request for a Conditional Use Permit for heavy industrial and heavy manufacturing uses not otherwise listed, specifically stone extraction and asphalt manufacturing, in an M-2, Heavy Industrial Zoning District on Assessor's Parcels 19-64 (portion) and 19-67T consisting of 115.74 acres, located on the west side of Vulcan Quarry Road, approximately 1,900 feet north of Garrisonville Road within the Rock Hill Election District. The request is to expand an existing stone extraction quarry and relocate an existing asphalt manufacturing plant. **(Time Limit: July 20, 2010)**
12. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-273, Nonconforming Structures, of the Zoning Ordinance pursuant to proposed Ordinance O10-04. This will provide the owner of a nonconforming building damaged or destroyed by a natural disaster or other act of God ability to repair, rebuild, or replace such building to eliminate or reduce the nonconformity. This amendment to the Stafford County Code will be consistent with the revisions in the Virginia State Code. **(Time Limit: June 1, 2010)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

13. Executive Session

APPROVAL OF MINUTES

March 2, 2010 Joint Public Hearing

March 3, 2010

ADJOURNMENT