

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

SEPTEMBER 11, 2013
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. [CUP1300293; Conditional Use Permit – CVS Pharmacy Onville Road](#) - A request for a Conditional Use Permit to allow a drive-through facility within the HC, Highway Corridor Overlay Zoning District. The drive-through facility is for a pharmacy, specifically the reconstruction of the existing CVS Pharmacy. The site is on Assessor's Parcels 20-83, 20-84, 20-85, and 20-92A, consisting of 4.14 acres located on the northwest corner of the Garrisonville Road and Onville Road intersection, within the Griffis-Widewater Election District. **(Time Limit: December 10, 2013)**
2. [RC1300296; Reclassification – Colonial Forge Proffer Amendment](#) - A proposed amendment to proffered conditions on Assessor's Parcels 28-94, 28-94A, 28-100, 29-27, and 29-31, a portion of the original development known as Augustine, consisting of 110.17 acres, zoned R-3, Urban Residential – High Density Zoning District, to remove phasing requirements for the commercial development. The Property is located on the south side of the intersection of Courthouse Road and Woodcutters Road, within the Hartwood Election District. **(Time Limit: December 10, 2013)**
3. [Amendment to Subdivision Ordinance](#) - Proposed Ordinance O13-37 would amend Stafford County Code, Section 22-118, "Water and Sewer," to exempt boundary line adjustment applications from providing a reserve drainfield area that is equal to 100 percent of the primary drainfield size. The proposed Ordinance would also prohibit boundary line adjustment applications from reducing or giving away the absorption capacity of a primary or reserve drainfield, requiring all lots to have a primary and reserve drainfield of equal absorption capacity. **(Time Limit: None)**

UNFINISHED BUSINESS

4. [RC1300001; Reclassification – 610 Park Ridge](#) - A proposed reclassification from the A-1, Agricultural Zoning District to the B-2, Urban Commercial Zoning District to allow for the development of a commercial retail, service, and office complex on Assessor's Parcel 20-20A, consisting of 9.24 acres, located on the south side of Garrisonville Road and east side of Parkway Boulevard within the Garrisonville Election District. **(Time Limit: November 26, 2013) (History: Deferred on August 28, 2013 to September 11, 2013)**
5. [CUP1300002; Conditional Use Permit – 610 Park Ridge](#) - A request for a Conditional Use Permit to allow (1) motor vehicle fuel sales in a B-2, Urban Commercial Zoning and within the Highway Corridor Overlay Zoning District, (2) an automobile service facility in a B-2, Urban Commercial Zoning and within the Highway Corridor Overlay Zoning District, (3) a convenience store within the Highway Corridor Overlay Zoning District, and (4) three drive-through facilities within the Highway Corridor Overlay Zoning District. The drive-through facilities are for a proposed bank, pharmacy, and gas station with convenience store. The site is on Assessor's Parcel 20-20A, consisting of 9.24 acres, and located on the south side of Garrisonville Road and east side of Parkway Boulevard within the Garrisonville Election District. **(Time Limit: November 26, 2013) (History: Deferred on August 28, 2013 to September 11, 2013)**
6. [CUP1200299; Conditional Use Permit – Crucible Properties II, LLC](#) - A request for a Conditional Use Permit to allow an Industrial School in a M-1, Light Industrial Zoning District on Assessor's Parcel 35-22. The property consists of 87.59 acres located at the end of Jack Ellington Road, approximately 1,000 feet east of Richards Ferry Road, within the Hartwood Election District. **(Time Limit: August 28, 2013) (History: Deferred on May 22, 2013 to June 26, 2013) (Deferred on June 12, 2013 to August 28, 2013) (Deferred on August 28, 2013 to September 11, 2013)**
7. [RC1200009; Reclassification – Abberly at South Campus](#) - A proposal to reclassify from B-2, Urban Commercial and B-3, Office to the UD, Urban Development, Sub-district UD-4, Zoning District to allow 288 multi-family residential units to be developed on Assessor's Parcel 39-16L and portions of Assessor's Parcels 39-16, 39-16B, 39-16H and 39-16J. The property consists of 22.70 acres, located on the west side of Old Potomac Church Road, approximately 2,000 feet south of Hospital Center Boulevard, in the Aquia Election District. **(Time Limit: September 24, 2013) (History: Deferred on June 26, 2013 to August 28, 2013) (Commission voted July 10, 2013 to move to August 14, 2013) (Deferred on August 14, 2013 to August 28, 2013) (Deferred on August 28, 2013 to September 11, 2013)**
8. [Proffer Guidelines](#) - Discuss proposed amendments to the County's proffer guidelines for zoning reclassifications. **(History: Deferred on May 8, 2013 to June 26, 2013) (Deferred on June 26, 2013 to July 10, 2013) (Deferred on July 10, 2013 to August 28, 2013) (Deferred on August 28, 2013 to September 11, 2013)**
9. [COM1200323; Comprehensive Plan Compliance Review, Clift Farm Quarter](#) - A request for review to determine compliance with the Comprehensive Plan, in accordance with Virginia Code, Section 15.2-2232, for the extension of public water and sewer outside of the Urban Services Area, to serve up to 108 lots on Assessor's Parcels 38-123A and 38-124 (portion), located along Eskimo Hill Road, approximately 2,000 feet east of State Shop Road within the Aquia and Falmouth Election Districts. **(Time Limit: October 31, 2013) (History: Deferred on June 26, 2013 to July 10, 2013) (Deferred on July 10, 2013 to August 14, 2013) (Deferred on August 14, 2013 to September 11, 2013) (Deferred on August 28, 2013 to September 25, 2013)**

10. Comprehensive Plan Amendment; Urban Development Areas - Amend the Comprehensive Plan recommendations for Urban Development Areas and targeted growth areas in the County. **(History: Deferred on February 27, 2013 until further information from staff)**
11. Discussion of Public Notification Requirements **(History: Deferred on February 13, 2013 until further information from staff)**

NEW BUSINESS

12. [SUB1300202; Shelton Woods Preliminary Subdivision Plan](#) - A preliminary subdivision plan to create 95 single-family lots on Assessor's Parcels 28-2A, 28-126, and 28-127, zoned R-1, Suburban Residential, consisting of 68.54 acres located on the northeast corner of Courthouse Road and Shelton Shop Road, within the Rock Hill Election District. **(Time Limit: November 10, 2013)**
13. [Consider Participation in a Joint Public Hearing](#)

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

14. TRC Information – Meeting September 25, 2013

APPROVAL OF MINUTES

August 14, 2013

ADJOURNMENT