

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

NOVEMBER 13, 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. [RC1300364; Reclassification - Shelton Knolls](#) - A proposed reclassification from A-1, Agricultural to R-1, Suburban Residential Zoning District, to allow single-family detached residential units to be developed at a greater density on Assessor's Parcel 28-128A. The property consists of 47.63 acres, located on the west side of Shelton Shop Road, approximately 950 feet north of Courthouse Road, within the Rock Hill Election District. **(Time Limit: February 11, 2014)**
2. [CUP1300365; Conditional Use Permit - Shelton Knolls](#) - A request for a Conditional Use Permit to allow a cluster subdivision of up to 2.25 dwelling units per acre on Assessor's Parcel 28-128A, which is concurrently under consideration for reclassification from A-1, Agricultural Zoning District and to R-1, Suburban Residential Zoning District. The property consists of 47.63 acres, located on the west side of Shelton Shop Road, approximately 950 feet north of Courthouse Road, within the Rock Hill Election District. **(Time Limit: February 11, 2014)**

UNFINISHED BUSINESS

3. [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) (Deferred on September 11, 2013 to October 23, 2013) (Deferred on October 9, 2013 to November 13, 2013)**
4. [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, within the Highway Corridor Overlay Zoning District, (2) an automobile service facility in a B-2, Urban Commercial Zoning, 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) (Deferred on September 11, 2013 to October 23, 2013) (Deferred on October 9, 2013 to November 13, 2013)**

5. [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) (Deferred on September 11, 2013 to September 25, 2013) (Deferred on September 25, 2013 to October 23, 2013) (Deferred on October 23, 2013 to November 13, 2013)**
6. [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)**
7. [Discussion of Public Notification Requirements](#) **(History: Deferred on February 13, 2013 until further information from staff)**

NEW BUSINESS

8. [SUB1300267; Garrisonville Landing Preliminary Subdivision Plan](#) - A preliminary subdivision plan to create 24 single-family residential lots on Assessor's Parcel 8-17, zoned A-1, Agricultural, consisting of 84.19 acres located on the south side of Garrisonville Road approximately 0.69 miles from the County line, within the Rock Hill Election District. **(Time Limit: February 5, 2014)**
9. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O13-58 would amend the Stafford County Code, Section 28-35, "Table 3.1, District Uses and Standards," to repeal generating facilities as a by-right use in the A-1, Agricultural and M-2, Heavy Industrial Zoning Districts, when such facilities are located on land owned by Stafford County, the Commonwealth of Virginia, or another county, city, or political subdivision and reinstate generating facilities as a conditional use in the A-1, Agricultural and M-2, Heavy Industrial Zoning Districts **(Time Limit: January 13, 2014)**
(Authorize for Public Hearing by: December 11, 2013)
(Potential Public Hearing Date: January 8, 2014)

PLANNING DIRECTOR'S REPORT

10. [Cost savings for iPads](#)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

11. TRC Information – Meeting December 11, 2013

APPROVAL OF MINUTES

October 23, 2013

ADJOURNMENT