

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

DECEMBER 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

VDOT Presentation on Traffic Impact Analysis Reviews

PUBLIC HEARINGS

1. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O13-58 would amend Stafford County Code, Section 28-35, "Table 3.1, District Uses and Standards," to repeal Ordinance O13-09, which permits 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. The proposed Ordinance would reinstate generating facilities as a conditional use in the A-1, Agricultural and M-2, Heavy Industrial Zoning Districts (**Time Limit: January 13, 2014**)

UNFINISHED BUSINESS

2. [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: December 11, 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**) (**Deferred on November 13, 2013 to December 11, 2013**)
3. [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: December 11, 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**) (**Deferred on November 13, 2013 to December 11, 2013**)

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

#### NEW BUSINESS

9. [SUB1300031; Forest View Estates, Preliminary Subdivision Plan](#) - A preliminary subdivision plan to create 14 residential lots on Assessor's Parcel 16-1A, zoned A-1, Agricultural, consisting of 55.44 acres located at the end of Greenbriar Drive, adjacent to the Grouse Point Subdivision, within the Hartwood Election District. **(Time Limit: March 5, 2014)**
10. [SUB1300404; Hartwood Landing, Preliminary Subdivision Plan](#) - A preliminary subdivision plan to create 36 residential lots on Assessor's Parcel 26-22, zoned A-1, Agricultural, consisting of 121.33 acres located on Hartwood Road approximately one mile north of the intersection of Warrenton Road and Hartwood Road, within the Hartwood Election District. **(Time Limit: March 5, 2014)**

#### PLANNING DIRECTOR'S REPORT

#### COUNTY ATTORNEY'S REPORT

#### COMMITTEE REPORTS

#### CHAIRMAN'S REPORT

Discussion of Election of Officers

OTHER BUSINESS

11. TRC Information – Meeting January 8, 2014

APPROVAL OF MINUTES

November 13, 2013

ADJOURNMENT