

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

JANUARY 27, 2021  
4:30 PM

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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [CUP20153496; Conditional Use Permit – Embrey Mill Town Center – South Phase 4](#) - A request for a conditional use permit (CUP) to allow a maximum of seven (7) drive-through uses and one (1) vehicle fuel sales facility within the PD-2, Planned Development-2 Zoning District on Tax Map Parcel Nos. 29-53B (portion), 29-60C (portion), and 29-70K (portion) (collectively, “Property”). The Property consists of a total of 11.05 acres, located at the northwest corner of the intersection of Courthouse Road and Austin Ridge Drive, within the Garrisonville Election District. **(Time Limit: April 23, 2021) (History: January 13, 2021 Public Hearing Continued to January 27, 2021)**
2. [RC20153521; Reclassification – Heritage Commerce Center Royal Farms](#) - A proposal to amend proffered conditions on 1.49 acres zoned B-2, Urban Commercial, to allow vehicle fuel sales and a convenience store, on Tax Map Parcel No. 44N-1-5 (Property). The Property is located on the southwest corner of the intersection of Warrenton Road and Commerce Parkway, within the Hartwood Election District. **(Time Limit: May 7, 2021)**
3. [CUP20153522; Conditional Use Permit – Heritage Commerce Center Royal Farms](#) - A request for a conditional use permit (CUP) to allow vehicle fuel sales in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts and a convenience store in the HC, Highway Corridor Overlay Zoning District on Tax Map Parcel No. 44N-1-5 (Property). The Property consists of 1.49 acres, and is located on the southwest corner of the intersection of Warrenton Road and Commerce Parkway, within the Hartwood Election District. **(Time Limit: May 7, 2021)**
4. [CUP20153405; Conditional Use Permit – McDonald’s Stanstead Road](#) - A request for a conditional use permit (CUP) to allow a drive-through facility within the B-2, Urban Commercial and the HC, Highway Corridor Overlay Zoning Districts on Tax Map Parcel No. 45-38C (Property). The Property consists of 1.37 acres and is located on the east side of South Gateway Drive, approximately 800 feet from Warrenton Road, within the George Washington Election District. **(Time Limit: May 7, 2021)**

5. COM20153256; Comprehensive Plan Compliance Review - Telecom Tower Brent Marsh - A request to review compliance with the Comprehensive Plan, in accordance with Virginia Code Section 15.2-2232, for the placement of a telecommunications facility, consisting of a telecommunications monopole, including ancillary equipment, on Tax Map Parcel No. 23-6, located on the south side of Brent Point Road and east side of the intersection with Arkendale Road and CSX Railroad crossing, within the Griffis-Widewater Election District. CitySwitch II-A, LLC is the applicant. **(Time Limit: March 14, 2021) (History: January 13, 2021 Public Hearing Continued to February 10, 2021)**
6. CUP20153255; Conditional Use Permit - Telecom Tower Brent Marsh - A request for a conditional use permit (CUP) to allow a communication facility (“Facility”) within the A-1, Agricultural Zoning District on Tax Map Parcel No. 23-6 (Property). The Facility consists of a 195-foot tall telecommunications monopole with ancillary equipment. The Property consists of 341 acres, located on the south side of Brent Point Road and east side of the intersection with Arkendale Road and CSX Railroad crossing, within the Griffis-Widewater Election District. CitySwitch II-A, LLC is the applicant. **(Time Limit: April 23, 2021) (History: January 13, 2021 Public Hearing Continued to February 10, 2021)**
7. RC20153242; Reclassification – Courthouse Tracts Proffer Amendment - A proposal to amend proffered conditions on 4.08 acres zoned B-2, Urban Commercial, to allow a restaurant with drive-through and a convenience store with vehicle fuel sales, on Tax Map Parcel Nos. 39-3 and 39-3A (Property). The Property is subject to two concurrent conditional use permit requests. The Property is located on the southwest corner of the intersection of Jefferson Davis Highway and Hospital Center Boulevard, within the Hartwood Election District. **(Time Limit: March 19, 2021) (History: December 9, 2020 Public Hearing Continued to January 13, 2021) (January 13, 2021 Public Hearing Continued to February 10, 2021)**
8. CUP20153243; Conditional Use Permit – Courthouse Tracts Taco Bell - A request for a conditional use permit (CUP) to allow a drive-through facility in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts on Tax Map Parcel Nos. 39-3 and 39-3A (Property). The Property consists of 4.05 acres, and is located on the southwest corner of the intersection of Jefferson Davis Highway and Hospital Center Boulevard, within the Hartwood Election District. **(Time Limit: March 19, 2021) (History: December 9, 2020 Public Hearing Continued to January 13, 2021) (January 13, 2021 Public Hearing Continued to February 10, 2021)**
9. CUP20153244; Conditional Use Permit – Courthouse Tracts 7-Eleven - A request for a conditional use permit (CUP) to allow vehicle fuel sales in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts and a convenience store in the HC, Highway Corridor Overlay Zoning District on Tax Map Parcel Nos. 39-3 and 39-3A (Property). The Property consists of 4.05 acres, and is located on the southwest corner of the intersection of Jefferson Davis Highway and Hospital Center Boulevard, within the Hartwood Election District. **(Time Limit: March 19, 2021) (History: December 9, 2020 Public Hearing Continued to January 13, 2021) (January 13, 2021 Public Hearing Continued to February 10, 2021)**
10. RC19152902; Reclassification – Tree Haven Rezoning - A proposed zoning reclassification from the B-1, Convenience Commercial Zoning District to the A-2, Rural Residential Zoning District on Tax Map Parcel No. 18-78, consisting of 3.67 acres (Property), to allow for the development of 3 single-family dwellings. The Property is located at the southwest intersection of Mountain View Road and Tree Haven Lane, within the Rock Hill Election District. **(Time Limit: February 26, 2021) (History: November 18, 2020 Public Hearing Continued to February 10, 2021)**

## UNFINISHED BUSINESS

11. [Downtown Stafford](#) - Authorize public hearings for a Comprehensive Plan Amendment and a Zoning Ordinance Text amendment regarding the UD-5, Urban Development, Zoning District, and a zoning reclassification application for approximately 29 acres to the UD-5 Zoning District, in the Courthouse Planning Area. **(Time Limit: March 29, 2021) (History: PC Work Session December 2, 2020) (Deferred to January 13, 2021) (Deferred to January 27, 2021)**
12. [Amendments to the Comprehensive Plan and the Zoning Ordinance](#) - Discuss proposed Resolution R20-81 and proposed Ordinance O20-20 to amend the Comprehensive Plan and Zoning Ordinance for the Implementation of the Board of Supervisors Healthy Growth Strategic Plan Priority. **(History: PC Work Session October 7, 2020) (BOS-PC Joint Public Hearing October 29, 2020)**

## NEW BUSINESS

13. [Amendments to the Zoning Ordinance](#) - Amend Stafford County Code Sec. 28-25, "Definitions of specific terms," Sec. 28-35, "Table of uses and standards," and Sec. 28-39, "Special regulations" in regards to cluster development regulations. **(Time Limit: March 15, 2021)**  
*(Authorize for Public Hearing by: February 10, 2021)*  
*(Potential Public Hearing Date: March 10, 2021)*
14. [RC21153698; Reclassification – Stafford County Board of Supervisors, Courthouse Road Property](#) - A proposed zoning reclassification from the B-2, Urban Commercial Zoning District to the UD-5, Urban Development 5 Zoning District on Tax Map Parcel Nos. 30-43, 30-43A, 30-43B, 30-43C, 30-43D, 30-43E, 30-43F, 30-43G, 30-44, 30-45, and 30-46, consisting of approximately 16.11 acres; and from B-3, Office, to UD-5, Urban Development 5 on Tax Map Parcel Nos. 30-50 and 30-53, consisting of approximately 13.08 acres, in the Hartwood Election District. **(Time Limit: March 29, 2021)**

## PLANNING DIRECTOR'S REPORT

15. Joint Public Hearing – Project Mover
16. [Comprehensive Plan 5-Year Update](#)

## COUNTY ATTORNEY'S REPORT

## COMMITTEE REPORTS

17. Healthy Growth Subcommittee  
*Next Meeting – TBD*
18. Land Conservation Subcommittee  
*Next Meeting – January 28, 2021 @ 3:00 PM, Virtual*
19. Review Uses in A-2 Zoning  
*Next Meeting - TBD*

## CHAIRMAN'S REPORT

OTHER BUSINESS

20. New TRC Submissions
- \* 21153687 Telecom Tower Dunbar Drive Verizon - Hartwood Election District
  - \* 21153694 All Muslim Association Of America - Rock Hill Election District

APPROVAL OF MINUTES

21. [December 9, 2020](#)

ADJOURNMENT