

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

FEBRUARY 12, 2020
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. [CUP19153010; Conditional Use Permit - Hertz Rental Car at North Stafford Plaza](#) - A proposed Conditional Use Permit to allow a motor vehicle rental facility in the B-2, Urban Commercial Zoning District on Tax Map Parcel No. 20-133C (Property). The Property consists of 9.95 acres, located on the south side of Garrisonville Road, and on the east side of Brafferton Boulevard, within the Garrisonville Election District. **(Time Limit: May 22, 2020)**

UNFINISHED BUSINESS

2. [Amendment to the Subdivision and Zoning Ordinances](#) - Proposed Ordinance O20-13, formerly O19-53, would amend and reordain Stafford County Code, Sec. 22-5, "Family and minor subdivisions;" Sec. 22-26, "Mutual responsibility;" Sec. 22-60, "Staff review;" Sec. 22-78, "Review and approval;" Sec. 22-89.1, "Revisions to approved plats;" Sec. 28-162, "Review and requirements;" Sec. 28-185, "Conditional use permits;" Sec. 28-204, "Review;" Sec. 28-251, "Review procedure;" Article XIV, "Site plans;" and Sec. 28-252, "Approval or disapproval generally" of the Subdivision and Zoning Ordinances regarding the establishment of time limits for development plans. **(Time Limit: March 26, 2020) (History: Deferred on January 29, 2020 to February 12, 2020)**
(Authorize for Public Hearing by: February 26, 2020)
(Potential Public Hearing Date: March 25, 2020)
3. [RC19152631; Reclassification - Retail at Garrisonville](#) - A proposed reclassification, with proffers, from the R-1, Suburban Residential Zoning District to the B-2, Urban Commercial Zoning District, to allow for the development of a commercial business with a drive-through on Tax Map Parcel No. 20-35A (Property). The Property consists of 0.82 acres and is located on the north side of Garrisonville Road, approximately 230 feet east of Kingsland Drive, within the Griffis-Widewater Election District. **(Time Limit: _____) (History: December 11, 2019 Public Hearing Continued to January 29, 2020) (Deferred on January 29, 2020 to March 11, 2020)**

4. [CUP19152632; Conditional Use Permit - Retail at Garrisonville](#) - A request for a conditional use permit (CUP) to allow one single-lane drive-through facility in the B-2, Urban Commercial Zoning District and HC, Highway Corridor Overlay Zoning District, on Tax Map Parcel No. 20-35A (Property). The property consists of 0.82 acres and is located on the north side of Garrisonville Road, approximately 230 feet east of Kingsland Drive, within the Griffis-Widewater Election District. **(Time Limit: _____) (History: December 11, 2019 Public Hearing Continued to January 29, 2020) (Deferred on January 29, 2020 to March 11, 2020)**

5. [Amendment to the Subdivision and Zoning Ordinances](#) - Proposed Ordinance O20-07, formerly O19-41, would amend the Subdivision Ordinance, Stafford County Code Sec. 22-4, "Definitions;" Sec. 22-143, "Shape and elongations;" and Sec. 22-146, "Side lot lines;" and the Zoning Ordinance, Stafford County Code Sec. 28-25, "Definitions of specific terms," to amend definitions and requirements relating to lot lines and lot shape configuration. **(Time Limit: April 30, 2020) (History: Deferred on January 8, 2020 to January 29, 2020) (In Subcommittee)**

NEW BUSINESS

6. [WAI20153138; Powell PAE Waiver](#) - A waiver request from Stafford County Code, Sec. 22-176, Private Access Easements, to serve one additional lot for a proposed subdivision on Tax Map Parcel No. 34-16C, zoned A-1, Agricultural Zoning District, on approximately 20.83 acres, located on the west side of Richards Ferry Road, approximately 10,000 feet south of Warrenton Road, within the Hartwood Election District. **(Time Limit: April 12, 2020)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

7. Lot Shape Ordinance Subcommittee
[Meeting Summary for February 6](#)
Next Meeting: February 20 @ 9:00 a.m., in the Planning & Zoning Conference Room

CHAIRMAN'S REPORT

OTHER BUSINESS

8. TRC Information - February 26, 2020
 - * Abigail Est - Aquia Election District
 - * Potomac Church Farms - Aquia Election District
 - * Hampton Run Commercial - Garrisonville Election District
 - * Noor Auto Repair - George Washington Election District

APPROVAL OF MINUTES

[January 8, 2020](#)

ADJOURNMENT