

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

MARCH 11, 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

County Transportation Construction Project Quarterly Update by Bryon Counsell, Deputy Director of Public Works Capital Construction

PUBLIC HEARINGS

1. [Amendment to the Subdivision and Zoning Ordinances](#) - Proposed Ordinance O20-13, formerly O19-53, would amend the Subdivision and Zoning Ordinances, 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;" Article XIV, "Site plans;" Sec. 28-251, "Review procedure;" and Sec. 28-252, "Approval or disapproval generally," to establish time limits for planning applications, modify the regulations governing the review processes for planning applications, and to amend the standard for revocation of a conditional use permit. **(Time Limit: March 26, 2020)**

UNFINISHED BUSINESS

2. [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)**
3. [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)**

4. [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

NONE

PLANNING DIRECTOR'S REPORT

5. [Highway Corridor Overlay District \(HCOD\)](#) - *BOS Referral*
6. Willow Run
7. [Vistas at Ferry Farm](#)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

8. Lot Shape Ordinance Subcommittee
[Meeting Summary for February 20](#)
March 10 Meeting Summary will be provided at the March 11 Planning Commission meeting

CHAIRMAN'S REPORT

Historical Commission Awards Nominations

OTHER BUSINESS

9. TRC Information - March 25, 2020 - *Cancelled*

APPROVAL OF MINUTES

[January 29, 2020](#)

[February 12, 2020](#)

ADJOURNMENT