

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**GEORGE L. GORDON, JR., GOVERNMENT CENTER
BOARD OF SUPERVISORS CHAMBERS**

**October 26,
2022**

1300 COURTHOUSE ROAD

6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATIONS

PUBLIC PRESENTATIONS

1. COUNTY TRANSPORTATION CONSTRUCTION PROJECT QUARTERLY UPDATE BY BRYON COUNSELL, DEPUTY DIRECTOR OF PUBLIC WORKS CAPITAL CONSTRUCTION

PUBLIC HEARINGS

2. PLANNING AND ZONING; AN ORDINANCE TO AMEND STAFFORD COUNTY CODE SEC. 28-185, "CONDITIONAL USE PERMITS," SEC. 28-205, "NOTICE," SEC. 28-350, "GRANT OF VARIANCES," AND SEC. 28-351, "GRANT AND REVOCATION OF SPECIAL EXCEPTIONS," TO AMEND THE NOTICE REQUIREMENTS FOR CONDITIONAL USE PERMITS, ZONING RECLASSIFICATIONS, VARIANCES, AND SPECIAL EXCEPTIONS. PROPOSED ORDINANCE 022-24

(TIME LIMIT: DECEMBER 29, 2022)

BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF ORDINANCE.

3. PLANNING AND ZONING; CONSIDER A PROPOSAL TO AMEND PROFFERED CONDITIONS ON 21.77 ACRES ZONED LC, LIFE CARE/RETIREMENT COMMUNITY ZONING DISTRICT, TO REMOVE THE REQUIREMENT TO PROVIDE LIGHTING ALONG THE RECREATIONAL WALKING TRAIL, ON TAX MAP PARCEL NOS. 44FF-1, 44FF-2, AND 44FF-2B (PROJECT KNOWN AS RC22154492, STAFFORD NURSING HOME AND RETIREMENT COMMUNITY PROFFER AMENDMENT) PROPOSED RESOLUTION 022-25

(TIME LIMIT: FEBRUARY 3, 2023)

BACKGROUND SUMMARY: APPROVES ZONING RECLASSIFICATION, WITH PROFFERS.

George Washington

4. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW A WAREHOUSE, MINI-STORAGE FACILITY WITH A DWELLING FOR A WATCHMAN OR CARETAKER ON PREMISES, IN THE B-2, URBAN COMMERCIAL ZONING DISTRICT ON TAX MAP PARCEL NO. 44-76. (PROJECT KNOWN AS CUP21153939 CELEBRATE VIRGINIA SELF STORAGE).

PROPOSED RESOLUTION R22-238

(TIME LIMIT: JANUARY 20, 2023)

BACKGROUND SUMMARY: APPROVES CONDITIONAL USE PERMIT.

**OCTOBER 12, 2022 PUBLIC HEARING CONTINUED TO
NOVEMBER 9, 2022**

George Washington

UNFINISHED BUSINESS

5. PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION, WITH PROFFERS, FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NOS. 38-68 (PORTION), 38-69 (PORTION), 38-70 (PORTION), 38-70A, 38-77A, 38-78, AND 29-78A (PROJECT KNOWN AS RC22154477 AUSTIN RIDGE LOGISTICS CENTER)
PROPOSED ORDINANCE 022-23
(TIME LIMIT: JANUARY 6, 2023) (HISTORY: DEFERRED ON SEPTEMBER 28, 2022 TO OCTOBER 26, 2022)
BACKGROUND SUMMARY: APPROVES ZONING RECLASSIFICATION, WITH PROFFERS.

Hartwood

NEW BUSINESS

PLANNING DIRECTOR'S REPORT

6. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)
7. DRAFT AMENDMENTS TO THE COMPREHENSIVE PLAN AND COUNTY CODE REGARDING STANDARDS FOR SOLAR FACILITIES AND ENERGY STORAGE FACILITIES; R22-297 - *BOS REFERRAL*

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

8. SOLAR AND ENERGY STORAGE SUBCOMMITTEE
SUBCOMMITTEE REPORT - OCTOBER 12, 2022
NEXT MEETING - OCTOBER 26, 2022 @ 4:00 PM; COMMUNITY DEVELOPMENT SERVICES CENTER (CDSC) CONFERENCE ROOM, 2ND FLOOR & VIRTUAL

CHAIRMAN'S REPORT

OTHER BUSINESS

9. NEW TRC SUBMISSIONS
- 22154722; TOWN CTR AT AQUIA DRIVE-THRU RESTAURANT - AQUIA ELECTION DISTRICT

APPROVAL OF MINUTES

10. SEPTEMBER 28, 2022
11. OCTOBER 12, 2022

ADJOURNMENT