

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**FEBRUARY 22, 2023  
6:00 PM**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATIONS

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A DRIVE-THROUGH FACILITY ASSOCIATED WITH A RESTAURANT USE WITHIN THE B-2, URBAN COMMERCIAL AND HC, HIGHWAY CORRIDOR OVERLAY ZONING DISTRICTS ON TAX MAP PARCEL NO. 44-120U (PROJECT KNOWN AS CUP22154490, SHOPS AT ENGLAND RUN PANDA EXPRESS)  
PROPOSED RESOLUTION R23-46  
**(TIME LIMIT: JUNE 2, 2023)**  
**BACKGROUND SUMMARY:** APPROVES CONDITIONAL USE PERMIT. **George Washington**
2. PLANNING AND ZONING; CONSIDER A REQUEST FOR A ZONING RECLASSIFICATION, WITH PROFFERS, FROM THE B-3, OFFICE ZONING DISTRICT TO THE B-2, URBAN COMMERCIAL ZONING DISTRICT ON TAX MAP PARCEL NO. 38-20 (PROJECT KNOWN AS RC22154436, RA-AMIT, LLC)  
PROPOSED ORDINANCE O23-05  
**(TIME LIMIT: JUNE 2, 2023)**  
**BACKGROUND SUMMARY:** APPROVES ZONING RECLASSIFICATION, WITH PROFFERS. **Falmouth**
3. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOTEL/MOTEL USE WITHIN THE B-2, URBAN COMMERCIAL AND HC, HIGHWAY CORRIDOR OVERLAY ZONING DISTRICTS ON TAX MAP PARCEL NO. 38-20 (PROJECT KNOWN AS CUP22154646, RA-AMIT, LLC)  
PROPOSED RESOLUTION R23-67  
**(TIME LIMIT: JUNE 2, 2023)**  
**BACKGROUND SUMMARY:** APPROVES CONDITIONAL USE PERMIT. **Falmouth**

UNFINISHED BUSINESS

4. PLANNING AND ZONING; CONSIDER A PRELIMINARY SUBDIVISION PLAN TO CREATE 494 TOWNHOUSE LOTS ON TAX MAP PARCEL NO. 37-30A (PORTION), ZONED R-2, URBAN RESIDENTIAL--MEDIUM DENSITY WITH PROFFERS (PROJECT KNOWN AS SUB22154082, CENTREPORT VILLAGE PRELIMINARY PLAN)  
**(TIME LIMIT: MARCH 26, 2023) (HISTORY: DEFERRED ON JANUARY 25, 2023 TO FEBRUARY 22, 2023)**  
**BACKGROUND SUMMARY:** APPROVES PRELIMINARY PLAN **Hartwood**
5. PLANNING AND ZONING; AUTHORIZE A PUBLIC HEARING TO AMEND THE "STAFFORD COUNTY, VIRGINIA, COMPREHENSIVE PLAN 2016-2036," AS

LAST REVISED ON NOVEMBER 16, 2021 (PROJECT KNOWN AS SOLAR FACILITIES AND ENERGY STORAGE FACILITIES AMENDMENT).

PROPOSED RESOLUTION R23-10

**(TIME LIMIT: MARCH 26, 2023)**

**BACKGROUND SUMMARY:** AUTHORIZES PUBLIC HEARING.

6. PLANNING AND ZONING; AUTHORIZE A PUBLIC HEARING FOR PROPOSED ORDINANCE 023-01, WHICH WOULD AMEND THE ZONING ORDINANCE, STAFFORD COUNTY CODE SEC. 28-25 "DEFINITIONS OF SPECIFIC TERMS;" SEC. 28-35, TABLE 3.1, "TABLE OF USES AND STANDARDS;" AND SEC. 28-39, "SPECIAL REGULATIONS" (PROJECT KNOWN AS SOLAR FACILITIES AND ENERGY STORAGE FACILITIES AMENDMENT).  
PROPOSED ORDINANCE 023-01  
**(TIME LIMIT: MAY 5, 2023)**  
**BACKGROUND SUMMARY:** AUTHORIZES PUBLIC HEARING.

#### NEW BUSINESS

##### PLANNING DIRECTOR'S REPORT

7. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

##### COUNTY ATTORNEY'S REPORT

##### COMMITTEE REPORTS

##### CHAIRMAN'S REPORT

##### OTHER BUSINESS

8. NEW TRC SUBMISSIONS
  - 23154908; MAINLINE - GEORGE WASHINGTON ELECTION DISTRICT

##### APPROVAL OF MINUTES

9. FEBRUARY 8, 2023

##### ADJOURNMENT