

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**JANUARY 24, 2024
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 PROPOSED ZONING RECLASSIFICATION, WITH PROFFERS, FROM THE R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT TO THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NO. 44-138A CONSISTING OF APPROXIMATELY 11.8 ACRES; FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE M-1 ZONING DISTRICT ON TAX MAP PARCEL NOS. 44-93A, 44-93F, 44-144, 44-144B, AND 44-144C, TOGETHER CONSISTING OF APPROXIMATELY 46.0 ACRES; AND FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NOS. 44-91, 44-93E, 44-C-3-3, 44C-3-4, 44C-3-5, 44C-3-6, 44C-3-7, 44C-3-8, 44C-3-9, AND 44-92, TOGETHER CONSISTING OF APPROXIMATELY 74.4 ACRES, AND TO THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT ON DEDICATED RIGHT-OF-WAY ALONG THELMA LANE AND A PORTION OF PAUL LANE AND LOCATED ON TAX MAP PARCEL NO. 44C-3-ROW, CONSISTING OF APPROXIMATELY 0.60 ACRES, ALL TO ALLOW FOR A MIX OF BUSINESS AND INDUSTRIAL USES (PROJECT KNOWN AS RC20153239, BELMONT PARK)
PROPOSED ORDINANCE 024-07
(TIME LIMIT: FEBRUARY 1, 2024) (HISTORY: DEFERRED AT THE JUNE 28, 2023 MEETING) (DEFERRED AT THE DECEMBER 13, 2023 MEETING TO JANUARY 24, 2024)
BACKGROUND SUMMARY: APPROVES ZONING RECLASSIFICATION.

George Washington
2. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A VEHICLE FUEL SALES AND DRIVE-THROUGH FACILITY 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, ALL ON TAX MAP PARCEL NO. 44-143 (PROJECT KNOWN AS CUP23155073, SHEETZ ON WARRENTON ROAD)
PROPOSED RESOLUTION R24-18
(TIME LIMIT: MAY 3, 2024)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT.

George Washington
3. PLANNING AND ZONING; CONSIDER A REQUEST FOR A ZONING RECLASSIFICATION, WITH PROFFERS, FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE R-2, URBAN RESIDENTIAL – MEDIUM DENSITY ZONING DISTRICT ON TAX MAP PARCEL NOS. 46-79, 46-79H, AND 46-80 (PROJECT KNOWN AS RC20153640; CLIFT FARM)

Falmouth

PROPOSED ORDINANCE 024-04

(TIME LIMIT: APRIL 19, 2024) (HISTORY: DEFERRED AT THE JANUARY 10, 2024 MEETING TO THE FEBRUARY 28, 2024 MEETING)

BACKGROUND SUMMARY: RECOMMENDS DEFERRAL OF ZONING RECLASSIFICATION.

4. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW RETIREMENT HOUSING IN THE R-2, URBAN RESIDENTIAL – MEDIUM DENSITY ZONING DISTRICT ON TAX MAP PARCEL NOS. 46-79, 46-79H, AND 46-80 (PROJECT KNOWN AS CUP22154813, CLIFT FARM)
PROPOSED RESOLUTION R24-16
(TIME LIMIT: APRIL 19, 2024) (HISTORY: DEFERRED AT THE JANUARY 10, 2024 MEETING TO THE FEBRUARY 28, 2024 MEETING)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT.

Falmouth

UNFINISHED BUSINESS

NEW BUSINESS

5. PLANNING AND ZONING; CONSIDER A PRELIMINARY SUBDIVISION PLAN TO CREATE 114 TOWNHOUSE LOTS ON TAX MAP PARCEL NOS. 45-67, 45-67A, 45-69, 45-94, 45-95, AND 45-96 (PORTION), ZONED UD-3, URBAN DEVELOPMENT – RESIDENTIAL MIXED USE WITH PROFFERS, ON 14.74 ACRES (PROJECT KNOWN AS SUB22154532, MAINLINE TOWNHOUSES PRELIMINARY PLAN)
(TIME LIMIT: MARCH 24, 2024)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF THE PRELIMINARY PLAN.
6. PLANNING AND ZONING; CONSIDER TIME LIMIT EXTENSION FOR A CONDITIONAL USE PERMIT APPLICATION FOR A PROJECT KNOWN AS AQUIA TOWNE CENTER STARBUCKS
PROPOSED PLANNING COMMISSION RESOLUTION PCR24-01
BACKGROUND SUMMARY: APPROVES TIME EXTENSION FOR CONDITIONAL USE PERMIT.

George Washington

Aquia

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 - *NONE*

APPROVAL OF MINUTES

9. DECEMBER 13, 2023 PLANNING COMMISSION MEETING MINUTES

ADJOURNMENT