

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**February 28,
2024**

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

PUBLIC HEARINGS

1. PLANNING AND ZONING; CONSIDER A PROPOSED 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).
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 ADDITIONAL CONSIDERATIONS PRIOR TO APPROVAL OF ZONING RECLASSIFICATION. **Falmouth**

2. 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**

3. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A DRIVE-THROUGH FACILITY WITHIN THE B-2, URBAN COMMERCIAL AND HC, HIGHWAY CORRIDOR OVERLAY ZONING DISTRICTS ON A PORTION OF TAX MAP PARCEL NO. 21-49I (PROJECT KNOWN AS CUP23154899; AQUIA TOWNE CENTER STARBUCKS)
PROPOSED RESOLUTION R24-78
(TIME LIMIT: JUNE 7, 2024)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **Aquia**

UNFINISHED BUSINESS

NEW BUSINESS

4. PLANNING AND ZONING; CONSIDER A PROPOSED PRELIMINARY SITE PLAN FOR FOUR DATA CENTERS TOTALING 948,200 SQUARE FEET GROSS FLOOR AREA ON TAX MAP PARCEL NOS. 37-74S AND 37-30 (PROJECT **Hartwood**

KNOWN AS SPR23155250; PRELIMINARY SITE PLAN - MELROD)
(TIME LIMIT: APRIL 28, 2024)
BACKGROUND SUMMARY: APPROVES PRELIMINARY SITE PLAN.

PLANNING DIRECTOR'S REPORT

5. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

6. ELECTRONIC PARTICIPATION POLICY UPDATE

COMMITTEE REPORTS

CHAIRMAN'S REPORT

7. HISTORIC PRESERVATION AWARDS NOMINATION

OTHER BUSINESS

8. NEW TRC SUBMISSIONS

- [24155491](#); CENTREPORT VILLAGE SEC 2B & 4A - HARTWOOD ELECTION DISTRICT
 - A CONSTRUCTION PLAN FOR 107 SINGLE-FAMILY LOTS LOCATED ON THE EAST SIDE OF CENTREPORT PARKWAY BETWEEN MOUNTAIN VIEW ROAD AND I-95 ON TM 37-30A AND 37-30D, ZONED R-2, CONSISTING OF 95.50 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

APPROVAL OF MINUTES

9. JANUARY 10, 2024 PLANNING COMMISSION MEETING MINUTES

ADJOURNMENT