

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA - REVISED**

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

**JULY 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 PROPOSED ZONING RECLASSIFICATION, WITH PROFFERS, FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NOS. 38-124 AND 38-29A (PROJECT KNOWN AS RC23154931; STAFFORD TECHNOLOGY CAMPUS)
PROPOSED ORDINANCE 024-20
(TIME LIMIT: SEPTEMBER 20, 2024) (HISTORY: DEFERRED AT THE JUNE 12, 2024 MEETING TO THE JULY 24, 2024 MEETING)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION, PENDING OUTSTANDING ISSUES. **Falmouth**

2. PLANNING AND ZONING; CONSIDER A REQUEST TO REVIEW COMPLIANCE WITH THE COMPREHENSIVE PLAN, IN ACCORDANCE WITH VIRGINIA CODE SEC. 15.2-2232, FOR THE PLACEMENT OF UP TO SIX (6) ELECTRIC SUBSTATIONS ON TAX MAP PARCEL NO. 38-124 (PROJECT KNOWN AS COM24155687; STAFFORD TECHNOLOGY CAMPUS)
PROPOSED PLANNING COMMISSION RESOLUTION PCR24-13
(TIME LIMIT: AUGUST 11, 2024)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF COMPREHENSIVE PLAN COMPLIANCE REVIEW. **Falmouth**

3. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW HEAVY INDUSTRIAL AND HEAVY MANUFACTURING USES NOT OTHERWISE LISTED, SPECIFICALLY A READY-MIX CONCRETE BATCH PLANT AND RELATED ACCESSORY USES IN THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NO. 44N-1-10 (PROJECT KNOWN AS CUP23155239; VULCAN MATERIALS).
PROPOSED RESOLUTION R24-227
(TIME LIMIT: NOVEMBER 1, 2024)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **George Washington**

UNFINISHED BUSINESS

NEW BUSINESS

4. PLANNING AND ZONING; CONSIDER A PROPOSED PRELIMINARY SUBDIVISION PLAN FOR 107 LOTS ON TAX MAP PARCEL NOS. 43-71 AND 43-72, ZONED R-1, SUBURBAN RESIDENTIAL, CONSISTING OF 56.80 ACRES (PROJECT KNOWN AS AP# 23155130; ROCKY RUN VILLAGE)
(TIME LIMIT: SEPTEMBER 22, 2024) **Hartwood**

BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF PRELIMINARY PLAN.

5. PLANNING AND ZONING; CONSIDER AMENDMENTS TO THE “STAFFORD COUNTY, VIRGINIA, COMPREHENSIVE PLAN 2016-2036, 2021 5-YEAR UPDATE,” ADOPTED NOVEMBER 16, 2021, AS LAST REVISED (COMP PLAN), TO ADOPT A NEW APPENDIX TO THE COMP PLAN ENTITLED “DRAFT 2024 TRANSPORTATION MASTER PLAN STAFFORD COUNTY 5/8/24,” PURSUANT TO PROPOSED RESOLUTION R24-207; AND TO AMEND CHAPTER 4, “TRANSPORTATION,” OF THE COMP PLAN TO UPDATE TRANSPORTATION IMPACT FEE INFORMATION AND UPDATE THE ROADWAY IMPROVEMENT PLAN, PURSUANT TO PROPOSED RESOLUTION R24-229.

(TIME LIMIT: SEPTEMBER 22, 2024)

(AUTHORIZE FOR PUBLIC HEARING BY: JULY 24, 2024)

(POTENTIAL PUBLIC HEARING DATE: SEPTEMBER 11, 2024)

BACKGROUND SUMMARY: AUTHORIZE PUBLIC HEARING.

PLANNING DIRECTOR'S REPORT

6. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

7. NEW TRC SUBMISSIONS

- [24155760](#); TELECOM TOWER MILESTONE VDOT AQUIA – AQUIA ELECTION DISTRICT
 - A MAJOR SITE PLAN FOR A TELECOMMUNICATIONS FACILITY AT THE EXIT 143A I-95 INTERCHANGE ON VDOT LAND CONSISTING OF 23.56 ACRES, WITHIN THE AQUIA ELECTION DISTRICT.

APPROVAL OF MINUTES

8. JUNE 12, 2024 PLANNING COMMISSION MEETING MINUTES_DRAFT

ADJOURNMENT