

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**October 23, 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 B-2, URBAN COMMERCIAL AND R-1, SUBURBAN RESIDENTIAL ZONING DISTRICTS TO THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NOS. 45-37G, 45C-1-7, 45C-1-8, 45C-1-9, 45C-1-10, 45C-1-11, 45C-1-12, 45C-1-14, 45C-1-16, AND 45C-1-17 (PROJECT KNOWN AS CUP23155018; MUSSELMAN ROAD WAREHOUSE)
PROPOSED ORDINANCE 024-31
(Time Limit: January 31, 2025)
BACKGROUND SUMMARY: Recommends denial of zoning reclassification.

George Washington

UNFINISHED BUSINESS

NEW BUSINESS

2. PLANNING AND ZONING; CONSIDER WAIVERS OF THE SUBDIVISION ORDINANCE REGARDING LOT FRONTAGE AND STREET DESIGN STANDARDS ASSOCIATED WITH THREE LOTS WITHIN A 90-LOT SUBDIVISION ON TAX MAP PARCEL NO. 26-45 (PROJECT KNOWN AS WAI24155857; HAMPSTEAD SUBDIVISION WAIVER)
(Time Limit: December 22, 2024)
BACKGROUND SUMMARY: Approves subdivision waivers.
3. PLANNING AND ZONING; CONSIDER WAIVERS OF THE SUBDIVISION ORDINANCE REGARDING LOT FRONTAGE AND STREET DESIGN STANDARDS ASSOCIATED WITH A MINOR SUBDIVISION, ON TAX MAP PARCEL NO. 54R-1-50 IN LEELAND HEIGHTS (PROJECT KNOWN AS WAI24155544; LEELAND HEIGHTS LOT 50 WAIVER)
(Time Limit: December 22, 2024)
BACKGROUND SUMMARY: Approves waiver.
4. PLANNING AND ZONING; CONSIDER WAIVERS OF THE SUBDIVISION ORDINANCE REGARDING LOT FRONTAGE AND STREET DESIGN STANDARDS ASSOCIATED WITH A PROPOSED SUBDIVISION TO CREATE ONE NEW LOT ON TAX MAP PARCEL NO. 59-56 (PROJECT KNOWN AS WAI24155917; NIERMAN DIVISION WAIVER)
(Time Limit: December 22, 2024)
BACKGROUND SUMMARY: Approves waiver.

Hartwood

Falmouth

George Washington

PLANNING DIRECTOR'S REPORT

5. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)
6. BOARD OF SUPERVISORS RESOLUTION R24-305, REFERRING AMENDMENTS TO THE ZONING ORDINANCE, INDEX OF OFFICIAL ROAD NAMES, TO CONSIDER NAMING AN EXISTING UNNAMED PRIVATE ROAD OFF OF MCCARTY ROAD TO THE PLANNING COMMISSION FOR PUBLIC HEARING.
(Time Limit: December 22, 2024)
7. BOARD OF SUPERVISORS RESOLUTION R24-306, REFERRING AMENDMENTS TO THE SUBDIVISION ORDINANCE RELATING TO FAMILY SUBDIVISION STANDARDS AND UPDATED REFERENCES TO CHAPTER 11 – EROSION AND STORMWATER MANAGEMENT TO THE PLANNING COMMISSION FOR PUBLIC HEARING.
(Time Limit: December 22, 2024)
(Authorize for Public Hearing By: November 13, 2024)
(Potential Public Hearing Date: December 11, 2024)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

8. NEW TRC SUBMISSIONS
 - [24155935](#); SYNAN IND PK B.I.G. INDUSTRIES
 - A MAJOR SITE PLAN FOR TWO INDUSTRIAL BUILDINGS AND GRADING LOCATED AT THE NORTH END OF SYNAN ROAD ON TM # 54-26, ZONED M-2, CONSISTING OF 14.90 ACRES, WITHIN THE FALMOUTH ELECTION DISTRICT.

APPROVAL OF MINUTES

9. SEPTEMBER 25, 2024 PLANNING COMMISSION MEETING MINUTES_DRAFT

ADJOURNMENT