

**STAFFORD COUNTY PLANNING COMMISSION
REVISED AGENDA**

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

**MARCH 26, 2025
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 B-3, OFFICE ZONING DISTRICT TO THE R-5, AGE-RESTRICTED HOUSING ZONING DISTRICT ON TAX MAP PARCEL NO. 39-16 (PROJECT KNOWN AS RC23155061; THE ARBORS AT STAFFORD)
PROPOSED ORDINANCE O25-09
(TIME LIMIT: JULY 4, 2025)
<u>BACKGROUND SUMMARY:</u> RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION. | Falmouth |
| 2. | PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW INCREASED RESIDENTIAL DENSITY OF UP TO 24 DWELLING UNITS PER ACRE IN THE R-5, AGE-RESTRICTED HOUSING ZONING DISTRICT ON TAX MAP PARCEL NO. 39-16 (PROJECT KNOWN AS CUP23155060; THE ARBORS AT STAFFORD)
PROPOSED RESOLUTION R25-75
(TIME LIMIT: JULY 4, 2025)
<u>BACKGROUND SUMMARY:</u> RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. | Falmouth |

UNFINISHED BUSINESS

NEW BUSINESS

- | | | |
|----|--|----------------------|
| 3. | PLANNING AND ZONING; CONSIDER A REQUEST TO GRANT TIME LIMIT EXTENSIONS FOR ACTION FOR A ZONING RECLASSIFICATION AND CONDITIONAL USE PERMIT APPLICATION, PURSUANT TO STAFFORD COUNTY CODE SEC. 28-162, "REVIEW AND REQUIREMENTS," AND SEC. 28-185, "CONDITIONAL USE PERMITS," FOR A PROJECT KNOWN AS EMBREY MILL PHASE IIIA
PROPOSED PLANNING COMMISSION RESOLUTION PCR25-07
<u>BACKGROUND SUMMARY:</u> APPROVES TIME LIMIT EXTENSIONS | Garrisonville |
|----|--|----------------------|

PLANNING DIRECTOR'S REPORT

4. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

5. CAMPGROUND ORDINANCE SUBCOMMITTEE
SUBCOMMITTEE REPORT – MARCH 20, 2025

*NEXT MEETING: WEDNESDAY, APRIL 2, 2025 @ 5:30 PM - 7:00 PM; ABC
CONFERENCE ROOM*

6. TOBACCO AND VAPE SHOPS ORDINANCE SUBCOMMITTEE
MEETING: TBD

CHAIRMAN'S REPORT

OTHER BUSINESS

7. NEW TRC SUBMISSIONS - *NONE*

APPROVAL OF MINUTES

8. FEBRUARY 26, 2025 PLANNING COMMISSION MEETING MINUTES_DRAFT

ADJOURNMENT