

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

APRIL 12, 2017  
6:30 P.M.

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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [RC16151470; Reclassification - Stafford Nursing Home & Retirement Community Minor Proffer Amendment](#) - A proposal to amend proffered conditions on Tax Map Parcel Nos. 44FF-1, 44FF-2, and 44FF-2B, zoned LC, Life Care/Retirement Community, consisting of 21.77 acres, located on the east side of Berea Church Road and along both sides of Brimley Drive, within the George Washington Election District. **(Time Limit: July 21, 2017)**
2. [CUP16151555; Conditional Use Permit - Kingsland Square Steak 'N Shake 610](#) - A request for a Conditional Use Permit to allow a drive-through within the HC, Highway Corridor Overlay Zoning District, on a portion of Tax Map Parcel No. 20-4. The drive-through is associated with a restaurant use. The property is zoned B-2, Urban Commercial, and consists of 1.02 acres, located on the north side of Garrisonville Road and approximately 170 feet west of Kingsland Drive, within the Griffis-Widewater Election District. **(Time Limit: July 21, 2017)**
3. [CUP16151584; Conditional Use Permit - Town Center at Aquia Restaurant](#) - A request for a Conditional Use Permit to allow a drive-through within the HC, Highway Corridor Overlay Zoning District, on Tax Map Parcel No. 21CC-2. The drive-through is associated with a restaurant use. The property is zoned P-TND, Planned-Traditional Neighborhood Development, and consists of 0.73 acres, located on the east side of Jefferson Davis Highway, in Aquia Town Center, within the Aquia Election District. **(Time Limit: July 21, 2017)**
4. [RC16151347; Reclassification - Sycamore Grove](#) - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the R-2, Urban Residential-Medium Density (88.27 acres) and B-2, Urban Commercial (10.17 acres) Zoning Districts, to allow for a mix of single-family detached residential units and commercial retail uses, on a portion of Tax Map Parcel No. 37-80. The portion of the parcel under consideration for rezoning totals 98.44 acres, is located on the east side of Centerport Parkway and north side of Mountain View Road, and within the Hartwood Election District. **(Time Limit: June 2, 2017) (History: February 22, 2017 Public Hearing Continued to April 26, 2017)**

5. RC16151459; Reclassification - Falmouth Village Commercial - A proposed zoning reclassification from the R-1, Residential Zoning District to the B-1, Convenience Commercial Zoning District, to allow for office and other commercial uses on Tax Map Parcel Nos. 53D-1-34, 53D-1-35, 53D-1-43, and 53D-1-43A. The property consists of 1.15 acres, located on the north side of Carter Street at the intersection of Gordon Street, and the east side of Gordon Street just north of King Street, within the George Washington Election District. **(Time Limit: June 16, 2017) (History: March 8, 2017 Public Hearing Continued to April 26, 2017)**

#### UNFINISHED BUSINESS

NONE

#### NEW BUSINESS

6. Amendment to the Zoning Ordinance - Proposed Ordinance O17-20 would amend Stafford County Code Sec. 28-35, "Table of Uses and Standards," to expand the list of prohibited uses in the FR, Falmouth Redevelopment Area Overlay District. The prohibited uses would specifically include adult businesses and nightclubs. **(Time Limit: June 30, 2017)**  
*(Authorize for Public Hearing By: May 24, 2017)*  
*(Potential Public Hearing Date: June 28, 2017)*

#### PLANNING DIRECTOR'S REPORT

- ❖ Develop Code Amendments for Parking, Drive Aisle, and Landscaping Standards

#### COUNTY ATTORNEY'S REPORT

#### COMMITTEE REPORTS

- ❖ Sign Ordinance Committee

#### CHAIRMAN'S REPORT

#### OTHER BUSINESS

7. TRC Information - April 26, 2017 - Cancelled

#### APPROVAL OF MINUTES

February 22, 2017

#### ADJOURNMENT