

# STAFFORD COUNTY PLANNING COMMISSION

## AGENDA

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

MAY 14, 2014  
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. [CUP1400041; Conditional Use Permit – Anderson Propane at Hilldrup](#) - A request for a Conditional Use Permit (CUP) to allow the installation of a propane distribution tank within the M-1, Light Industrial Zoning District on a portion of Assessor's Parcel 13-9, consisting of 0.17 acres and located on the east side of Jefferson Davis Highway at the intersection with Corporate Drive, within the Griffis-Widewater Election District. **(Time Limit: August 12, 2014)**
2. [RC1300290; Reclassification – McWhirt Loop Commercial](#) - A proposed reclassification from the A-1, Agricultural Zoning District to the B-2, Urban Commercial Zoning District, with proffered conditions, to allow for the development of commercial retail, service, and/or restaurant uses on Assessor's Parcel 44-120B, consisting of 2.92 acres, located on the south side of Warrenton Road at the intersection of McWhirt Loop, within the Hartwood Election District. **(Time Limit: August 12, 2014)**
3. [CUP1300291; Conditional Use Permit – McWhirt Loop Commercial](#) - A request for a Conditional Use Permit (CUP) to allow two (2) drive-through facilities within the HC, Highway Corridor Overlay Zoning District. The drive-through facilities are for a proposed fast food restaurant and coffee shop. The site is on Assessor's Parcel 44-120B and is the subject of a concurrent reclassification request from the A-1, Agricultural to the B-2, Urban Commercial Zoning District. The property consists of 2.92 acres, located on the south side of Warrenton Road at the intersection of McWhirt Loop, within the Hartwood Election District. **(Time Limit: August 12, 2014)**
4. [RC1400095; Reclassification – Quantico Corporate Center Building A-1](#) - A proposed reclassification from the M-1, Light Industrial Zoning District to the B-2, Urban Commercial Zoning District, with proffered conditions, to allow for the development of a commercial office building with a child care center on a portion of Assessor's Parcel 13C-F, consisting of 3.11 acres, located on the north side of Corporate Drive in Quantico Corporate Center, within the Griffis-Widewater Election District. **(Time Limit: August 12, 2014)**

## UNFINISHED BUSINESS

5. [RC1300524; Reclassification – Stafford Nursing Home & Retirement Community Minor Proffer Amendment](#) - A proposal to amend proffered conditions on Assessor's Parcels 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 22, 2014) (History: Deferred on April 23, 2014 to May 14, 2014)**
6. [Comprehensive Plan Amendment; Urban Development Areas](#) - Amend the Comprehensive Plan recommendations for Urban Development Areas and targeted growth areas in the County. **(History: Deferred on February 27, 2013 until further information from staff)**
7. [RC1300324; Reclassification – Oakenwold](#) - A proposed reclassification from the A-1, Agricultural Zoning District to the P-TND, Planned Traditional Neighborhood Development Zoning District, with proffered conditions, to allow a planned community, including up to 695 residential units and up to 250,000 square feet of commercial floor area, on Assessor's Parcel 37-80. The property consists of 231.6 acres, and is located on the south side of Centerport Parkway and east side of Mountain View Road, within the Hartwood Election District. **(Time Limit: June 24, 2014) (History: March 26, 2014 Public Hearing Continued to April 23, 2014) (Deferred on April 23, 2014 to Work Session)**

## NEW BUSINESS

8. [SUB1300478; Beach Property, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 6 single-family lots on Assessor's Parcel 17-2 (portion), zoned A-1, Agricultural, consisting of 22.4 acres located on the west side of Heflin Road 1,500 feet north of Poplar Road, within the Hartwood Election District. **(Time Limit: August 6, 2014)**
9. [Chesapeake Bay Ordinance](#) - Relocation of Chesapeake Bay Regulations from the County's Subdivision and Zoning Ordinances to a stand-alone chapter and certain other amendments. **(Time Limit: July 14, 2014)**  
*(Authorize for Public Hearing by: June 11, 2014)*  
*(Potential Public Hearing Date: July 9, 2014)*
10. [Zoning and Subdivision Ordinances](#) - Review the definitions of the Zoning and Subdivision Ordinances for consistency with each document and the Virginia Code; and make necessary recommendations to ensure consistency and any changes deemed necessary to ensure the definitions are understood in a clear and concise manner. **(Time Limit: July 14, 2014)**  
*(Authorize for Public Hearing by: June 11, 2014)*  
*(Potential Public Hearing Date: July 9, 2014)*

## PLANNING DIRECTOR'S REPORT

11. [Planning Commission Work Session Retreat Agenda](#) - June 21, 2014 (tentative)
12. [Planning Commission Work Session Agenda](#) - May 19, 2014 (tentative)

## COUNTY ATTORNEY'S REPORT

## COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

13. TRC Information - None

APPROVAL OF MINUTES

March 26, 2014

April 2, 2014 Joint Meeting with Airport Authority

April 9, 2014

ADJOURNMENT