

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

JUNE 11, 2014
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [CUP1400145; Conditional Use Permit – Falls Run Industrial Park Auto Sales](#) - A request for a Conditional Use Permit to allow motor vehicle sales within the M-1, Light Industrial Zoning District, on Assessor's Parcels 44-120P and 44-121J, consisting of 2.01 acres, located on the south side of Nelms Circle, approximately 700 feet east of Falls Run Drive, within the George Washington Election District. **(Time Limit: September 13, 2014)**

UNFINISHED BUSINESS

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) (History: Deferred on May 14, 2014 to June 11, 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) (History: Deferred on May 14, 2014 to June 11, 2014)**

4. [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 May 19, 2014 Work Session) (Deferred on May 19, 2014 to June 11, 2014)**

5. [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) (History: Deferred on May 14, 2014 to June 25, 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. [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. **(History: Deferred on May 14, 2014 to June 21, 2014 Retreat)**

NEW BUSINESS

PLANNING DIRECTOR'S REPORT

8. TDR Referral

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

9. TRC Information - June 25, 2014

APPROVAL OF MINUTES

April 23, 2014

ADJOURNMENT