

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

JANUARY 25, 2017
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

Presentation on School Enrollment and Capacities

PUBLIC HEARINGS

1. [CUP16151554; Conditional Use Permit - The Garrison at Stafford Financial Institution](#) - A request for a Conditional Use Permit (CUP) to allow a drive-through within the HC, Highway Corridor Overlay Zoning District, on a portion of Tax Map Parcel No. 20-130. The drive-through would be associated with a financial institution. The property is zoned P-TND, Planned – Traditional Neighborhood Development and consists of 0.84 acres, located on the south side of Garrisonville Road across from the intersection with Travis Lane, within the Garrisonville Election District. **(Time Limit: May 5, 2017)**
2. [RC16151348; Reclassification - Quantico Village](#) - A proposed zoning reclassification from the B-1, Convenience Commercial and B-2, Urban Commercial Zoning Districts to the R-3, Urban Residential – High Density Zoning District, to allow for the development of 86 townhouse dwelling units on Tax Map Parcel Nos. 13-37 and 13-42A. The property consists of 12.58 acres, located on the south side of Telegraph Road, 1,200 feet east of Jefferson Davis Highway, within the Griffis-Widewater Election District. **(Time Limit: May 5, 2017)**

UNFINISHED BUSINESS

3. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O17-08 would amend Stafford County Code Sec. 28-33, “Districts Generally;” Sec. 28-34, “Purpose of Districts” Sec. 28-35, “Table of Uses and Standards;” and Sec. 28-125, “Types permitted in R-2, R-3, and R-4 districts,” to create a new R-5 Age-Restricted Zoning District. The R-5 district would provide areas of high-intensity residential uses designed and intended to be multi-family dwellings for persons of 55 years in age or older, in accordance with all federal and state laws and regulations. Such districts are to be located within the designated Urban Services Area in the Comprehensive Plan, where public water and sewer are available and transportation systems are adequate. **(Time Limit: March 23, 2017)**
(Authorize for Public Hearing By: February 22, 2017)
(Potential Public Hearing Date: March 22, 2017)

CLOSED MEETING

NEW BUSINESS

4. [Discuss City of Fredericksburg Comprehensive Plan Amendment](#)

PLANNING DIRECTOR'S REPORT

5. Planning Commission Web Page Update

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

6. TRC Information - February 8, 2017
 - ✧ Taylor Bott Ind Pk Warehouse - Falmouth Election District

APPROVAL OF MINUTES

NONE

ADJOURNMENT