

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

FEBRUARY 22, 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

PUBLIC HEARINGS

1. [RC17161533; Reclassification - Falmouth Redevelopment Area Overlay District](#) - A proposed zoning reclassification to apply the FR, Falmouth Redevelopment Area Overlay Zoning District to Tax Map Parcel Nos. 53-107, 53D-1-7, 53D-1-8, 53D-1-9A, 53D-1-10, 53D-1-11, 53D-1-11A, 53D-1-13, 53D-1-14, 53D-1-14A, 53D-1-15, 53D-1-16, 53D-1-17, 53D-1-17A, 53D-1-18, 53D-1-19, 53D-1-20, 53D-1-31, 53D-1-32A, 53D-1-33, 53D-1-33A, 53D-1-34, 53D-1-35, 53D-1-36, 53D-1-37, 53D-1-38, 53D-1-43, 53D-1-43A, 53D-1-45, 53D-1-46, 53D-1-47, 53D-1-60, 53D-1-61, 53D-1-62, 53D-1-63, 53D-1-73, 53D-1-76, 53D-1-77, 53D-1-78, 53D-1-79, 53D-1-80, 53D-1-81, 53D-1-82, 53D-1-83, 53D-1-97, 53D-1-98A, 53D-1-99, 53D-1-100, 53D-1-100A, 53D-1-101, 53D-1-102, 53D-1-103, 53D-1-104, 53D-1-104A, 53D-1-105, 53D-1-106, 53D-1-107, 53D-1-108, 53D-1-109, 53D-1-110, 53D-1-110A, 53D-2-2, and 53D-2-5. The parcels are located near the intersection of Cambridge Street and Warrenton Road/Butler Road, along Cambridge Street, Butler Road, West Cambridge Street, Gordon Street, Carter Street, and Forbes Street, within the Falmouth and George Washington Election Districts. The underlying zoning of the parcels is B-2, Urban Commercial; B-3, Office; and R-1, Suburban Residential Zoning Districts. The total area of the parcels is approximately 30 acres. Application of the FR Overlay District would not change the existing underlying zoning classifications of the parcels. **(Time Limit: June 2, 2017)**
2. [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)**

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) (History: Deferred on January 25, 2017 to February 8, 2017) (Deferred to February 22, 2017)**
(Authorize for Public Hearing By: February 22, 2017)
(Potential Public Hearing Date: March 22, 2017)

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

- * New Website Update
- * Pet Stores
- * Residential Lighting

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

- * Sign Ordinance Committee

CHAIRMAN'S REPORT

- * Stafford County Annual Historic Preservation Awards

OTHER BUSINESS

4. TRC Information - March 8, 2017 - Cancelled

APPROVAL OF MINUTES

November 9, 2016

December 14, 2016

ADJOURNMENT