

# STAFFORD COUNTY PLANNING COMMISSION

## AGENDA

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

JULY 13, 2016  
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. [RC16151104; Reclassification – 1348 Courthouse Retail](#) - A proposed reclassification from the R-1, Suburban Residential Zoning District to the B-2, Urban Commercial Zoning District, to allow a 9,100 square foot commercial retail building on Tax Map Parcel No. 30-70. The property consists of 1.24 acres, located on the south side of Courthouse Road and east side of Stafford Avenue, within the Aquia Election District. **(Time Limit: October 21, 2016)**
2. [RC16151205; Reclassification – 1703 Warrenton Road](#) - A proposed reclassification from the A-1, Agricultural Zoning District to the B-2, Urban Commercial Zoning District, to allow for continued commercial use on a portion of Tax Map Parcel No. 35-68B, which is no longer vested for commercial use. The property consists of 2.39 acres, located on the south side of Warrenton Road and east side of Cedar Grove Road, within the Hartwood Election District. **(Time Limit: October 21, 2016)**
3. [RC16151288; Reclassification – The Garrison at Stafford Proffer Amendment \(formerly Stafford Village Center\)](#) - A proposal to amend proffered conditions on Tax Map Parcel No. 20-130, zoned P-TND, Planned – Traditional Neighborhood Development Zoning District, to provide alternative building and parking layouts. The property consists of 45.04 acres and is located on the south side of Garrisonville Road, at the intersection with Travis Lane, within the Garrisonville Election District. **(Time Limit: October 21, 2016)**
4. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O16-25 would amend the Zoning Ordinance, Stafford County Code Sec. 28-39, “Special regulations” and Sec. 28-66, “P-TND, Planned-Traditional Neighborhood Development,” to modify development and performance standards for the P-TND, Planned-Traditional Neighborhood Development Zoning District. The proposed Ordinance would increase flexibility in the type of on-street parking by allowing angled parking along the principal street; delete the reference to the Traditional Neighborhood Development (now referred to as the Neighborhood Design Standards) element of the Comprehensive Plan regarding the classification of streets in a P-TND Zoning District; and delete the standard that travel aisles with on-street parallel parking meet Virginia Department of Transportation or County street requirements. **(Time Limit: September 29, 2016)**

5. [Index of Official Road Names](#) - Proposed Ordinance O16-22 to amend the Stafford County Addressing Ordinance by amending the [Index of Official Road Names](#) to rename or name roads for the Exit 140 reconstruction. **(Time Limit: August 25, 2016)**
6. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O16-31 would amend the Zoning Ordinance, Stafford County Code Sec. 28-123, “Types permitted in A-1 districts;” Sec. 28-124, “Types permitted in A-2 districts;” Sec. 28-124.1, “Types permitted in R-1 districts;” Sec. 28-125, “Types permitted in R-2, R-3, and R-4 districts;” Sec. 28-126, “Types permitted in B-1, B-2, M-1 and M-2 districts;” Sec. 28-127, “Types permitted in RC, SC, B-3 and LC districts;” Sec. 28-129, “Types permitted in PD-2 districts;” and Sec. 28-138, “Types permitted in the RBC district,” to modify the square footage of signage permitted on the rear exterior wall of a building. The proposed ordinance would remove the restriction prohibiting no more than ten square feet of signage on the rear exterior wall of a building, which would allow the total aggregate area of signage permitted for a building to be placed on any exterior wall. **(Time Limit: September 29, 2016)**

#### UNFINISHED BUSINESS

7. [RC15151046; Reclassification – Patriots Crossing Proffer Amendment \(formerly known as Stafford Sports Center\)](#) - A proposal to amend proffered conditions on Tax Map Parcel No. 20-12, zoned B-2, Urban Commercial Zoning District, to replace a planned recreational facility with other uses and modify transportation and other site development requirements. The site consists of 23.79 acres and is located on the south side of Garrisonville Road, approximately 220 feet west of Parkway Boulevard, within the Garrisonville Election District. **(Time Limit: September 16, 2016) (History: Deferred on June 8, 2016 to June 22, 2016) (Deferred on June 22, 2016 to July 13, 2016)**
8. [COM14150427; Comprehensive Plan Text Amendment – Old Dominion Village](#) - A proposal to amend Chapter 3, “The Land Use Plan,” of the Comprehensive Plan 2010-2030 document, dated December 14, 2010, and last amended on September 15, 2015. The proposed amendments would add a new set of criteria to the Special Conditions for Townhomes and Multi-family Units in the Suburban Area land use designation. **(Time Limit: August 17, 2016) (History: Deferred on June 8, 2016 to June 22, 2016) (Deferred on June 22, 2016 to July 13, 2016)**
9. [RC14150428; Reclassification – Old Dominion Village](#) - A request for a reclassification from the A-1, Agricultural and M-1, Light Industrial Zoning Districts, to the P-TND, Planned-Traditional Neighborhood Development Zoning District, to allow for a development consisting of varying types of residential units and commercial uses, on Tax Map Parcel Nos. 38-101, 38-102, 38-102A, 38-103A, 38-103B, and 38-103C. The property consists of 40.273 acres, located on the east side of Jefferson Davis Highway, approximately 1,000 feet north of the intersection of Jefferson Davis Highway and Eskimo Hill Road, within the Aquia Election District. **(Time Limit: September 16, 2016) (History: Deferred on June 8, 2016 to June 22, 2016) (Deferred on June 22, 2016 to July 13, 2016)**

#### NEW BUSINESS

NONE

#### PLANNING DIRECTOR’S REPORT

☆ Right-of-Way Dedication for Non-Residential Properties

☆ Non-Conforming Structures

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

10. TRC Information - July 27, 2016 - Cancelled

APPROVAL OF MINUTES

NONE

ADJOURNMENT