

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

SEPTEMBER 26, 2018
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. [RC18152255; Reclassification - Holly Corner Manor](#) - A proposed zoning reclassification, with proffers, from the A-1, Agricultural Zoning District to the R-2, Urban Residential—Medium Density Zoning District, to allow for the development of up to 120 single-family dwelling units on Tax Map Parcel No. 43-64, consisting of approximately 48.6 acres (Property). The Property is located on the south side of Holly Corner Road, approximately 850 feet west of Country Manor Drive, within the Hartwood Election District. **(Time Limit: January 4, 2019)**

UNFINISHED BUSINESS

2. [RC17152139; Reclassification - Stafford Nursing Home & Retirement Community Minor Proffer Amendment](#) - A proposal to amend proffered conditions on Tax Map Parcel Nos. 44FF-2 and 44FF-2B (“Property”), zoned LC, Life Care/Retirement Community Zoning District. The Property consists of approximately 16.77 acres and is located on the east side of Berea Church Road and along both sides of Brimley Drive, within the George Washington Election District. **(Time Limit: December 21, 2018) (History: Deferred on [September 12, 2018 to September 26, 2018](#))**

NEW BUSINESS

3. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O18-06 would amend the Zoning Ordinance, Stafford County Code, Sec. 28-25, “Definitions of specific terms,” to amend the definitions of home occupation; home business; retail sale; home business, rural; manufacturing, light; and manufacturing, heavy; and to create definitions for e-commerce, home business II, and handicraft.

4. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O18-31 would amend the Zoning Ordinance, Stafford County Code, Sec. 28-25, "Definitions of specific terms;" Sec. 28-33, "Districts generally;" Sec. 28-34, "Purpose of districts;" Sec. 28-35, "Table of uses and standards;" Sec. 28-39, "Special regulations;" Sec. 28-53, "Planned development districts;" Sec. 28-55, "Planned Development-2 District (PD-2) regulations;" Sec. 28-56, "Application for planned developments;" and Sec. 28-129 "Types permitted in commercial and office districts" to redefine the RBC, Recreational Business Campus Zoning District to the PD-3, Planned Development-3 Zoning District, and to modify district requirements and amend other zoning ordinance provisions accordingly. **(Time Limit: December 7, 2018)**
5. [Amendment to the Zoning Ordinance \(Transfer of Development Rights\)](#) - Proposed Ordinance O18-34 would amend the Zoning Ordinance, Stafford County Code, Sec. 28-359, "Calculation of development rights," and Sec. 28-364, "Development approval procedures" to clarify that eligible lots are entitled to transfer at least one development right and clarify the process to use transferred development rights for residential subdivisions in a designated Receiving Area. **(Time Limit: December 21, 2018)**

PLANNING DIRECTOR'S REPORT

6. Downtown Stafford
7. Bicycle and Pedestrian Facilities Plan Update

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

8. [A-1 Uses Subcommittee](#)
Update at September 26, 2018 meeting
9. Cluster Ordinance - Map Subcommittee
10. Cluster Ordinance - Policy Subcommittee
Meeting - September 27, 2018

CHAIRMAN'S REPORT

OTHER BUSINESS

11. TRC Information - October 10, 2018
 - ⊗ Northern Fueling Station - Aquia Election District
 - ⊗ Estates at Monroe Place - Hartwood Election District

APPROVAL OF MINUTES

[August 29, 2018](#)

[September 12, 2018](#)

ADJOURNMENT