

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

OCTOBER 24, 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

County Transportation Construction Project Quarterly Update by Bryon Counsell, Deputy Director of Public Works Capital Construction

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)** **(History: September 26, 2018 Public Hearing Continued to October 24, 2018)**
2. [Amendments to the Comprehensive Plan - Shoreline and Streambank Erosion](#) - A proposal to amend the Stafford County Virginia Comprehensive Plan 2016-2036, adopted on August 16, 2016 (Comp Plan), regarding the prevention of shoreline and streambank erosion to ensure compliance with Chesapeake Bay Act regulations. The proposed amendment would modify Comp Plan Chapter 2, “The Foundation for the Future,” to incorporate background information on the County’s shoreline areas. The amendment would also create Objective 3.9, “Prevent and reduce shoreline and streambank erosion resulting from natural or man-made occurrences,” and establish policies to provide a framework for implementation of this objective. **(Time Limit: November 11, 2018)**

CLOSED MEETING

UNFINISHED BUSINESS

3. [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)** **(History: Deferred on September 26, 2018 to October 24, 2018)**
(Authorize for Public Hearing By: November 14, 2018)
(Potential Public Hearing Date: December 19, 2018)

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: March 17, 2019) (History: Deferred on September 26, 2018 to October 24, 2018)**
(Authorize for Public Hearing By: February 13, 2019)
(Potential Public Hearing Date: March 13, 2019)

NEW BUSINESS

5. [RC17152130; Reclassification - The Villages at Greenbank Proffer Amendment](#) - A proposal to amend proffered conditions on Tax Map Parcel Nos. 44W-H and 52-1, zoned RBC, Recreational Business Campus Zoning District, to allow for the development of 1,177 age-restricted dwelling units. The site consists of 441.67 acres and is located at the southern terminus of Celebrate Virginia Parkway, within the Hartwood Election District.

PLANNING DIRECTOR'S REPORT

6. DCSL Amendment
7. Downtown Stafford - Ongoing
8. Bicycle and Pedestrian Facilities Plan Update - Ongoing

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

9. A-1 Uses Subcommittee
10. Cluster Ordinance - Map Subcommittee
Meeting - October 30, 2018
11. [Cluster Ordinance - Policy Subcommittee](#)
Meeting - October 25, 2018

CHAIRMAN'S REPORT

OTHER BUSINESS

12. TRC Information - November 14, 2018
 - * Embrey Mill PH 1Section 7 - Garrisonville Election District
 - * Market at Embrey Mill - Garrisonville Election District
 - * Wyche Industrial Park - Hartwood Election District

APPROVAL OF MINUTES

[September 26, 2018](#)

ADJOURNMENT