

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**NOVEMBER 14, 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) (History: September 26, 2018 Public Hearing Continued to October 24, 2018) (October 24, 2018 Public Hearing Continued to November 14, 2018)**

2. [RC17151743; Reclassification - Hampton Run Commercial](#) - A proposed zoning reclassification from the R-1, Suburban Residential Zoning District to the R-3, Urban Residential - High Density (1.39 acres) and B-2, Urban Commercial (0.46 acre) Zoning Districts; and from the B-2 Zoning District to the R-1 (1.92 acres) and R-3 (3.03 acres) Zoning Districts; and a proposed proffer amendment on 13.61 acres zoned B-2, all to allow for the development of a 104 bed assisted living facility and commercial uses on Tax Map Parcel Nos. 20YY-2 and a portion of 20YY-1 (Property). Portions of the Property are subject to a concurrent conditional use permit request. The Property is located on the west side of Mine Road, at the intersection of the VDOT commuter parking lot access road, within the Garrisonville Election District. **(Time Limit: February 22, 2019)**

3. [CUP17151742; Conditional Use Permit - Hampton Run Commercial](#) - A request for a Conditional Use Permit to allow an assisted living facility in the R-3, Urban Residential - High Density Zoning District, on portions of Tax Map Parcel Nos. 20YY-1 and 20YY-2 (the Property). The Property is subject to a concurrent reclassification and proffer amendment request. The Property consists of 4.42 acres, located on the west side of Mine Road, at the intersection of the VDOT Commuter Parking lot access road, within the Garrisonville Election District. **(Time Limit: February 22, 2019)**

4. [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 business; home business, rural; home occupation; manufacturing, heavy; manufacturing, light; and retail sale; and to create definitions for e-commerce, handicraft, home business I, and home business II. The proposed Ordinance would amend regulations in the following zoning districts A-1, Agriculture; A-2, Rural Residential; R-1, Suburban Residential; R-2, Urban Residential—Medium Density; R-3, Urban Residential—High Density; P-TND, Planned-Traditional Neighborhood Development; RBC, Recreational Business Campus; PD-1, Planned Urban Development 1; PD-2, Planned Urban Development 2; Falmouth Redevelopment Area Overlay (FR); RDA-1, Redevelopment Area 1, Boswell’s Corner; and UD, Urban Development.

UNFINISHED BUSINESS

5. [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 10, 2018) (Deferred on October 24, 2018 to December 19, 2018)**
(Authorize for Public Hearing By: February 13, 2019)
(Potential Public Hearing Date: March 13, 2019)

NEW BUSINESS

6. [WAI18152502; Ledoux](#) - A waiver request of the Subdivision Ordinance, Stafford County Code, Sec. 22-176(c), “Private access easements.” regarding the number of lots to be served by a Private Access Easement. The applicant proposes a minor subdivision for one lot located on Tax Map Parcel No. 60-57D, zoned A-1, Agricultural Zoning District, on 30.1094 acres. The property is located on the north side of Hollywood Farm Road and west of Harvest Moon Lane, within the George Washington Election District. **(Time Limit: January 13, 2019)**
7. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O18-37 would amend the Zoning Ordinance, Stafford County Code, Sec. 22-153, “Lots for required buffers;” Sec. 28-25, “Definitions of specific terms;” Sec. 28-54, “Planned Development-1 District (PD-1) regulations;” Sec. 28-55, “Planned Development-2 District (PD-2) regulations;” Sec. 28-66, “P-TND, Planned Traditional Development;” Sec. 28-67, “Falmouth Redevelopment Area Overlay (FR);” Sec. 28-82, “Required buffers;” Sec. 28-83, “Buffers for historic properties and districts;” Sec. 28-86, “Landscaping standards;” Sec. 28-88, “Screening standards for appurtenances;” and the Design and Construction Standards for Landscaping, Screening, and Buffering (DCSL) Manual by Reference. **(Time Limit: February 1, 2019)**
(Authorize for Public Hearing By: December 19, 2018)
(Potential Public Hearing Date: January 23, 2019)

PLANNING DIRECTOR'S REPORT

8. [Willful Non-compliance](#)
9. Downtown Stafford - Ongoing
10. Bicycle and Pedestrian Facilities Plan Update - Ongoing

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

11. [A-1 Uses Subcommittee](#)
Update at November 14, 2018 meeting
12. [Cluster Ordinance - Map Subcommittee](#)
Update at November 14, 2018 meeting
13. Cluster Ordinance - Policy Subcommittee
Meeting - November 13, 2018 @ 6:30 p.m., ABC Conference Room

CHAIRMAN'S REPORT

OTHER BUSINESS

14. TRC Information - December 12, 2018
 - * Centreport Stafford 95 Business Center - Hartwood Election District
 - * Centreport Stafford Airport Business Center CIP Finishes - Hartwood Election District

APPROVAL OF MINUTES

[October 24, 2018](#)

ADJOURNMENT