

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

DECEMBER 19, 2018  
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. [RC17152130; Reclassification - The Villages at Greenbank Proffer Amendment](#) - A proposal to amend proffered conditions on 441.67 acres identified as Tax Map Parcel Nos. 44W-H and 52-1 (Property), zoned RBC, Recreational Business Campus Zoning District, to allow for the development of 1,177 age-restricted dwelling units. The Property is located at the southern terminus of Celebrate Virginia Parkway, within the Hartwood Election District. **(Time Limit: March 29, 2019)**
2. [RC18152466; Zoning Reclassification - Market at Embrey Mill](#) - A proposed zoning reclassification from the PD-2, Planned Development-2 Zoning District to the B-2, Urban Commercial Zoning District on a 0.67-acre portion of Tax Map Parcel No. 29-53B; and to amend proffered conditions in the B-2 Zoning District on Tax Map Parcel Nos. 29-72 and 29-72B (collectively, the Property). The Property is located on the northeast corner of the intersection of Courthouse Road and Mine Road, within the Garrisonville Election District. **(Time Limit: March 29, 2019)**
3. [CUP18152477; Conditional Use Permit - Market at Embrey Mill](#) - A proposed Conditional Use Permit to allow a drive-through facility associated with a pharmacy use in the B-2, Urban Commercial Zoning District on Tax Map Parcel No. 29-72 (Property). The Property consists of 15.86 acres, located on the northeast corner of the intersection of Courthouse Road and Mine Road, within the Garrisonville Election District. The Property is subject to a concurrent reclassification and proffer amendment request. **(Time Limit: March 29, 2019)**
4. [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 of less than five acres in size without an existing single-family dwelling are entitled to transfer at least one development right, and to modify the development approval procedures required to use transferred development rights by allowing the transferred rights to be affixed to the receiving property prior to final plat or site plan. **(Time Limit: December 21, 2018)**

5. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O18-44 would amend the Zoning Ordinance, Stafford County Code, Sec. 28-185, "Conditional use permits," to remove the term "willful" from the standard for revocation of a conditional use permit due to noncompliance. **(Time Limit: February 22, 2019)**

#### UNFINISHED BUSINESS

6. [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)*
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: April 2, 2019) (History: Deferred on November 14, 2018 to December 19, 2018)**  
***(Authorize for Public Hearing By: February 27, 2018)***  
***(Potential Public Hearing Date: March 27, 2019)***

#### NEW BUSINESS

8. [WAI18152526; Stafford Green](#) - A waiver request of the Subdivision Ordinance, Stafford County Code, Sec. 22-143, "Shape and elongation," and Sec. 22-146, "Side Lot Lines," for the purposes of subdividing one lot from Tax Map Parcel No. 36-58F, zoned A-1, Agricultural, located on the west side of Mount Olive Road, north of Kellogg Mill Road, within the Hartwood Election District.
9. [SUB18152283; Preliminary Subdivision Plan](#) - Celebrate VA, Celebrate Now Retirement - A Preliminary Plan to create 44 Retirement Townhouse lots on Tax Map Parcel No. 44W-2, zoned RBC, Recreational Business Campus, on 17.91 acres, located on the west side of Celebrate Virginia Parkway south of Banks Ford Parkway, within the Hartwood Election District.

## PLANNING DIRECTOR'S REPORT

10. [Joint Public Hearing with Board of Supervisors, January 22, 2019](#) – Adopt a new Cluster Subdivision Area Map and change the effective date of Ordinance O18-02 regarding the minimum size of parking spaces
11. [2019 Meeting Schedule](#)
12. Downtown Stafford - Ongoing
13. [Bicycle and Pedestrian Facilities Plan Update](#) - Ongoing

## COUNTY ATTORNEY'S REPORT

### COMMITTEE REPORTS

14. Cluster Ordinance - Policy Subcommittee  
*Meeting - December 18, 2018 @ 6:30 p.m., Activities Room*

### CHAIRMAN'S REPORT

### OTHER BUSINESS

15. TRC Information - January 9, 2019 - *Cancelled*

### APPROVAL OF MINUTES

[November 14, 2018](#)

### ADJOURNMENT