

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

MAY 15, 2019  
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. [RC18152585; Reclassification - Sisson Industrial](#) - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the M-2, Heavy Industrial Zoning District to allow for the development of a contractor equipment yard, machinery service, and general office use on a 10.74-acre portion of Tax Map Parcel No. 59-72B (Property). Another portion of Tax Map Parcel No. 59-72B is subject to a concurrent conditional use permit request. The Property is located on the south side of Kings Highway, approximately 5,500 feet east of Michael Scott Lane, within the George Washington Election District. **(Time Limit: August 23, 2019)**
2. [CUP19152618; Conditional Use Permit - Sisson Environmental](#) - A request for a conditional use permit (CUP) to allow commercial tree stump grinding and mulch sales on a 26.13-acre portion of Tax Map Parcel No. 59-72B, zoned A-1, Agricultural Zoning District. The property is located on the south side of Kings Highway, approximately 5,500 feet east of Michael Scott Lane, within the George Washington Election District. **(Time Limit: August 23, 2019)**
3. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O19-24 would amend the Zoning Ordinance, Stafford County Code, Sec. 28-59, "Highway Corridor Overlay District (HC)," to eliminate screening requirements for service bays and require service bays to be oriented away from the corridor highway. **(Time Limit: June 7, 2019)**
4. [RC16151330; Reclassification and Proffer Amendment - Willow Run](#) - A proposed zoning reclassification from the A-1, Agricultural and B-2, Urban Commercial Zoning Districts to the R-2, Urban Residential - Medium Density (148.24 acres) Zoning District; and from the A-1 Zoning District to the B-2 (5.60 acres) Zoning District on Tax Map Parcel Nos. 36-29, 36-37, 36-37A, and a portion of Tax Map Parcel Nos. 44-61 and 44-61A; and a proposal to amend proffered conditions on 7.53 acres zoned B-2 on a portion of Tax Map Parcel Nos. 44-61 and 44-61A, all to allow for the development of up to 444 dwelling units and 90,000 square feet of commercial uses on Tax Map Parcel Nos. 36-29, 36-37, 36-37A, 44-61, and 44-61A (Property). The Property is located on the north side of Warrenton Road, west of the intersection with Village Parkway, and south side of Truslow Road, across from the intersections with Cool Breeze Way and Summer Breeze Lane, within the Hartwood Election District. **(Time Limit: July 5, 2019) (History: March 27, 2019 Public Hearing Continued to May 29, 2019)**

## UNFINISHED BUSINESS

5. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O19-14 would amend the Zoning Ordinance, Stafford County Code Sec. 28-25, “Definitions of specific terms;” 28-33, “Districts generally;” 28-34, “Purpose of districts;” 28-35, “Table of uses and standards;” 28-39, “Special regulations;” 28-53, “Planned development districts;” 28-55, “Planned Development-2 District (PD-2) regulations;” 28-56, “Application for planned developments;” and 28-129 “Types permitted in commercial and office districts (B-1, B-2, B-3, RBC, RC, SC and HI)” to rename and 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. Generally, the proposed Ordinance would, as compared to the existing RBC Zoning District, increase the amount of age-restricted residential housing allowed in the PD-3 Zoning District to 35% of the district; establish the PD-3 Zoning District as a mixed-use district with a significant age-restricted housing component; remove certain uses and special regulations for such uses that are incompatible with residential use; amend open space requirements to allow a lower percentage of open space in the district; and clarify open space requirements generally. **(Time Limit: July 15, 2019) (History: Deferred on February 27, 2019) (Deferred on March 27, 2019 to May 15, 2019)**
6. [RC18152389; Reclassification - Cherryview Landing](#) - A proposed zoning reclassification, with proffers, from the R-1, Suburban Residential Zoning District to the R-3, Urban Residential – High Density Zoning District, to allow for the development of 71 townhouse dwelling units on Tax Map Parcel Nos. 45-35C, 45-35D, 45-35E, and 53-1D (Property). The Property consists of 10.27 acres, located at the southeast intersection of Musselman Road and Krieger Lane, within the George Washington Election District. **(Time Limit: July 19, 2019) (History: Deferred on April 10, 2019 to May 29, 2019)**
7. [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: July 27, 2019) (History: December 19, 2018 Public Hearing Continued to February 27, 2019) (February 27, 2019 Public Hearing Continued to March 27, 2019) (Deferred on March 27, 2019 to June 12, 2019)**

## NEW BUSINESS

8. [Comprehensive Plan Amendment; Bicycle and Pedestrian Facilities Plan Update](#)

## PLANNING DIRECTOR’S REPORT

9. [Legislative Priorities](#)

## COUNTY ATTORNEY’S REPORT

## COMMITTEE REPORTS

10. [Cluster Ordinance - Policy Subcommittee](#)

## CHAIRMAN'S REPORT

## OTHER BUSINESS

11. TRC Information - May 22, 2019
  - ◆ Red Apple Pediatric - Garrisonville Election District
  - ◆ Dominion Energy - George Washington Election District
  - ◆ Centreport Storage - Hartwood Election District
  - ◆ Robeli Farms - Hartwood Election District
  - ◆ Roberts Run - Hartwood Election District

## APPROVAL OF MINUTES

[March 27, 2019](#)

[April 10, 2019](#)

## ADJOURNMENT