

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

JUNE 12, 2019
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

NONE

UNFINISHED BUSINESS

1. [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) (Deferred on May 29, 2019 to June 12, 2019)**
2. [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)**
3. [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) (Deferred on [May 15, 2019](#) to June 12, 2019)**

4. [Comprehensive Plan Amendment](#) - Bicycle and Pedestrian Facilities Plan Update. **(Time Limit: August 14, 2019) (History: Deferred on [May 15, 2019](#) to May 29, 2019) (Deferred on [May 29, 2019](#) to June 12, 2019)**

NEW BUSINESS

5. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O19-21 would amend Stafford County Code Sec. 28-25, "Definitions of specific terms" and Sec. 28-35, Table 3.1, "Table of uses and standards," to create definitions of uses within the A-1, Agricultural Zoning District and amend uses and how such uses are permitted. **(Time Limit: September 6, 2019)**
(Authorize for Public Hearing by: July 10, 2019)
(Potential Public Hearing Date: August 14, 2019)

PLANNING DIRECTOR'S REPORT

6. [Legislative Priorities](#) - Recreation Amenities for Subdivisions
7. [Apiaries](#) - Referral

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

8. Cluster Ordinance - Policy Subcommittee
(Deferred on May 15, 2019 to June 12, 2019)

CHAIRMAN'S REPORT

OTHER BUSINESS

9. TRC Information - **June 26, 2019**
★ Meadows at Liberty Hall - Hartwood Election District

APPROVAL OF MINUTES

[May 15, 2019 \(Special meeting\)](#)

[May 15, 2019 \(Regular meeting\)](#)

ADJOURNMENT