

# STAFFORD COUNTY PLANNING COMMISSION

## AGENDA

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

**DECEMBER 11, 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. [COM17151763; Amendment to the Stafford County Comprehensive Plan - Westlake](#) - A proposal to amend the “Stafford County, Virginia, Comprehensive Plan 2016-2036,” adopted on August 16, 2016, regarding future land use designations that would support higher density residential development on a portion of the proposed Westlake development. The proposed amendment would modify Chapter 3, “The Land Use Plan,” to amend the maps entitled Figure 3.1, “Urban Services Areas” and Figure 3.6, “Future Land Use” (collectively, the “Maps”). The proposed changes would amend the Maps by changing the future land use designation on Tax Map Parcel No. 35-22 (Property) from Agricultural/Rural to Suburban and amending the Urban Services Area limits to incorporate the Property into the Urban Services Area. The Property consists of 87.6 acres, located at the terminus of Jack Ellington Road, approximately 1,000 feet east of Richards Ferry Road, within the Hartwood Election District. **(Time Limit: January 31, 2020) (History: October 23, 2019 Public Hearing Continued to December 11, 2019)**
2. [RC17151895; Reclassification - Westlake Proffer Amendment](#) - A proposal to amend proffered conditions on Tax Map Parcel Nos. 35-20, 35-20A, 35-21, 35K-1A-1, 35K-1A-2, 35K-1A-3, 35K-1A-4, 35K-1A-5, 35K-1A-6, 35K-1A-7, 35K-1A-8, 35K-1A-9, 35K-1A-10, 35K-1A-11, 35K-1A-12, 35K-1A-13, 35K-1A-14, 35K-1A-15, 35K-1A-16, 35K-1A-17, 35K-1A-18, 35K-1A-19, 35K-1A-20, 35K-1A-21, 35K-1A-22, 35K-1A-23, 35K-1A-24, 35K-1A-25, 35K-1A-26, 35K-1A-A, 35K-1A-A1, and 35K-1A-B, 35K-1A-CC, 35K-1A-JJ, and 35K-1A-KK (Property), zoned R-1, Suburban Residential Zoning District and R-2, Urban Residential – Medium Density Zoning District, to remove site dedication and improvement requirements and update the terms for the development of the project. The Property consists of approximately 482.01 acres and is located at the southern terminus of Cedar Grove Road, along planned Brigade Boulevard, approximately 3,200 feet west of Warrenton Road, and along the west side of Horsepen Run, within the Hartwood Election District. **(Time Limit: January 31, 2020) (History: October 23, 2019 Public Hearing Continued to December 11, 2019)**

3. [RC17151764; Reclassification - Westlake](#) - A proposed zoning reclassification, with proffers, from the M-1, Light Industrial Zoning District and B-2, Urban Commercial Zoning District to the R-3, Urban Residential – High Density Zoning District, on a portion of Tax Map Parcel No. 35-31 (Westlake Parcel) consisting of 65.0 acres, to allow for the development of 280 townhouse dwelling units; and from the M-1, Light Industrial Zoning District to the R-1, Suburban Residential Zoning District on Tax Map Parcel No. 35-22 (Crucible Parcel) consisting of 87.6 acres, to allow for the development of 120 single-family dwelling units. The Westlake Parcel and the Crucible Parcel are hereinafter collectively referred to as “the Property.” The Westlake Parcel is located at the southern terminus of Cedar Grove Road, approximately 1,500 feet south of Warrenton Road. The Crucible Parcel is located at the terminus of Jack Ellington Road, approximately 1,000 feet east of Richards Ferry Road. The Property is located within the Hartwood Election District. **(Time Limit: January 31, 2020)**  
**(History: October 23, 2019 Public Hearing Continued to December 11, 2019)**
  
4. [RC19152631; Reclassification - Retail at Garrisonville](#) - A proposed reclassification, with proffers, from the R-1, Suburban Residential Zoning District to the B-2, Urban Commercial Zoning District, to allow for the development of a commercial business with a drive-through on Tax Map Parcel No. 20-35A (Property). The Property consists of 0.82 acres and is located on the north side of Garrisonville Road, approximately 230 feet east of Kingsland Drive, within the Griffis-Widewater Election District. **(Time Limit: March 20, 2020)**
  
5. [CUP19152632; Conditional Use Permit - Retail at Garrisonville](#) - A request for a conditional use permit (CUP) to allow one single-lane drive-through facility in the B-2, Urban Commercial Zoning District and HC, Highway Corridor Overlay Zoning District, on Tax Map Parcel No. 20-35A (Property). The property consists of 0.82 acres and is located on the north side of Garrisonville Road, approximately 230 feet east of Kingsland Drive, within the Griffis-Widewater Election District. **(Time Limit: March 20, 2020)**
  
6. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O19-40 would amend the Zoning Ordinance, Stafford County Code Sec. 28-59, “Highway Corridor Overlay District (HC),” to require turn lanes for new development at site entrances from corridor highways. **(Time Limit: December 20, 2019)**

UNFINISHED BUSINESS

NONE

NEW BUSINESS

7. [SUB18152473; Potomac Church Farms Preliminary Subdivision Plan](#) - A preliminary subdivision plan utilizing Transfer of Development Rights (TDR) to create 212 single-family detached lots on Tax Map Parcel Nos. 39-54, 39-55, and 39-17F, zoned A-1, Agricultural Zoning District, located at the end of Old Potomac Church Road off of Jefferson Davis Highway, within the Aquia Election District. **(Time Limit: February 9, 2020)**

PLANNING DIRECTOR’S REPORT

8. [Lot Shape and Side Lot Lines](#)
  
9. [Draft 2020 Meeting Schedule](#)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

10. TRC Information - January 8, 2020
  - Joshua Landing - Rock Hill Election District

APPROVAL OF MINUTES

[October 9, 2019](#)

[October 23, 2019](#)

ADJOURNMENT