

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**JANUARY 8, 2020  
6:30 P.M.**

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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

ELECTION OF OFFICERS

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [Amendment to the Subdivision and Zoning Ordinances](#) - Proposed Ordinance O20-07, formerly O19-41, would amend the Subdivision Ordinance, Stafford County Code Sec. 22-4, "Definitions;" Sec. 22-143, "Shape and elongations;" and Sec. 22-146, "Side lot lines;" and the Zoning Ordinance, Stafford County Code Sec. 28-25, "Definitions of specific terms," to amend definitions and requirements relating to lot lines and lot shape configuration. **(Time Limit: February 9, 2020)**
2. [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) (Public Hearing Continued to Second Meeting in January, 2020)**

3. 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) (Public Hearing Continued to Second Meeting in January, 2020)**
4. 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) (Public Hearing Continued to Second Meeting in January, 2020)**
5. 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) (History: December 11, 2019 Public Hearing Continued to Second Meeting in January, 2020)**
6. 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) (History: December 11, 2019 Public Hearing Continued to Second Meeting in January, 2020)**

UNFINISHED BUSINESS

NONE

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

7. [2020 Meeting Schedule](#)
8. [2019 Draft Annual Report](#)
9. [Time Limits](#) - *Referral from BOS*
10. Yearly Expenditures (to date)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

11. TRC Information - January 22, 2020
  - Chatham Ind Pk Properties - George Washington Election District
  - North Stafford Ctr Bus & Tech Pcl 5 - Rock Hill Election District

APPROVAL OF MINUTES

NONE

ADJOURNMENT