

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**MARCH 24, 2021
4:30 PM**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [RC19152902; Reclassification – Tree Haven Rezoning](#) - A proposed zoning reclassification from the B-1, Convenience Commercial Zoning District to the A-2, Rural Residential Zoning District on Tax Map Parcel No. 18-78, consisting of 3.67 acres (Property), to allow for the development of 1 single-family dwelling. The Property is located at the southwest intersection of Mountain View Road and Tree Haven Lane, within the Rock Hill Election District. **(Time Limit: March 24, 2021) (History: November 18, 2020 Public Hearing Continued to February 10, 2021) (Public Hearing Continued to February 24, 2021) (Deferred to March 24, 2021)**

2. [Amendment to the Stafford County Comprehensive Plan](#) - A proposal to amend the “Stafford County, Virginia, Comprehensive Plan 2016-2036,” adopted on August 16, 2016, as last revised, pursuant to proposed Resolution R21-46. The amendment would revise Chapter 3.6, “Future Land Use Recommendations” and Chapter 3.7, “Land Use Map Growth Projections,” in accordance with Virginia Code §15.2-2229, regarding the Courthouse Planning Area and Downtown Stafford. The amendment would adopt a new Land Use Concept Plan for the Courthouse Planning Area, including the Downtown area, and describe the proposed features of the new Land Use Concept Plan. The Land Use Concept Plan is focused on the area between Interstate 95 and Jefferson Davis Highway, south of Courthouse Road, and north of Hospital Center Boulevard, and incorporates the County-owned land on the north side of Courthouse Road. The description will identify the recommended public facilities and infrastructure to facilitate development of the downtown area, including improvements to the adjacent Government Center Campus. The Land Use Concept Plan estimates the amount of commercial and residential development that could occur assuming a maximum buildout of the plan. The amendment also recommends development densities, building heights, and other design standards that would promote successful development of the downtown area as a mixed-use pedestrian friendly community, conducive to supporting retail and entertainment venues, community uses, offices, and high density residential development. **(Time Limit: March 29, 2021)**

3. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O21-10 would amend the Zoning Ordinance, Stafford County Code Sec. 28- 34, “Purpose of districts,” Sec. 28-35, “Table of uses and standards,” Sec 28-39, “Special regulations,” Sec. 28-82, “Required buffers,” Sec. 28-86, “Landscaping standards,” and Sec. 28-102, “Off-street parking”, regarding the UD, Urban

Development Zoning District. The proposed Ordinance would eliminate the UD-1 subdistrict; amend density requirements in the UD-2 subdistrict; amend density and height requirements in the UD-3, UD-4 and UD-5 subdistricts; amend development standards for various building types; modify allowed uses; amend certain parking requirements, and allow the agent to modify parking requirements pursuant to acceptable written justification; modify standards for landscaping and buffering; adjust street standards to meet Virginia Department of Transportation and Stafford County requirements, and; amend certain text and graphics for organization and clarity. **(Time Limit: March 29, 2021)**

4. [RC21153698; Reclassification – Stafford County Board of Supervisors, Courthouse Road Property](#) - A proposed zoning reclassification from the B-2, Urban Commercial Zoning District to the UD-5, Urban Development 5 Zoning District on Tax Map Parcel Nos. 30-43, 30-43A, 30-43B, 30-43C, 30-43D, 30-43E, 30-43F, 30-43G, 30-44, 30-45, and 30-46, consisting of approximately 16.11 acres; and from B-3, Office, to UD-5, Urban Development 5 on Tax Map Parcel Nos. 30-50 and 30-53, consisting of approximately 13.08 acres, (collectively the Property), to allow for the development of approximately 1,306,000 square feet of mixed use residential, office, retail, entertainment, and civic uses. The Property is located at the southwest intersection of Courthouse Road and Jefferson Davis Highway, within the Hartwood Election District. The Stafford County Board of Supervisors is the applicant for this project. **(Time Limit: July 2, 2021)**

UNFINISHED BUSINESS

5. Amendments to the Comprehensive Plan and the Zoning Ordinance - Discuss proposed Resolution R20-81 and proposed Ordinance O20-20 to amend the Comprehensive Plan and Zoning Ordinance for the Implementation of the Board of Supervisors Healthy Growth Strategic Plan Priority. **(History: PC Work Session October 7, 2020) (BOS-PC Joint Public Hearing October 29, 2020) (BOS Deferred)**
6. Amendments to the Zoning Ordinance - Amend Stafford County Code Sec. 28-25, “Definitions of specific terms,” Sec. 28-35, “Table of uses and standards,” and Sec. 28-39, “Special regulations” in regards to cluster development regulations. **(Time Limit: May 30, 2021)**
(Authorize for Public Hearing by: April 28, 2021)
(Potential Public Hearing Date: May 26, 2021)

NEW BUSINESS

NONE

PLANNING DIRECTOR’S REPORT

7. [R21-37 Exempt Family Subdivisions from A-1 Density Requirements](#) – *BOS Referral*

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

8. Uses in A-2 Zoning Subcommittee
[Subcommittee Report](#)
9. Comprehensive Plan 5-Year Update Subcommittee
[Subcommittee Report](#)
Next Meeting – April 1, 2021 @ 3:00 PM; Activities Room & Virtual

10. Healthy Growth Subcommittee
Next Meeting – TBD

CHAIRMAN’S REPORT

OTHER BUSINESS

11. New TRC Submissions
* None

APPROVAL OF MINUTES

12. [January 27, 2021](#)

ADJOURNMENT