

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

APRIL 14, 2021  
4:30 PM

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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. [COM20153525; Comprehensive Plan Compliance Review - Telecom Tower American Legion Post 290](#) - A request to review compliance with the Comprehensive Plan, in accordance with Virginia Code Section 15.2-2232, for the placement of a telecommunications facility, consisting of a monopole, including ancillary equipment, on Tax Map Parcel No. 37-48A, located on the west side of Mountain View Road, approximately 2,100 feet south of Kellogg Mill Road, within the Hartwood Election District. Cellco Partnership d/b/a Verizon Wireless is the applicant. **(Time Limit: June 13, 2021)**
2. [CUP20153524; Conditional Use Permit - Telecom Tower American Legion Post 290](#) - A request for a conditional use permit to allow a communication facility (Facility) within the A-1, Agricultural Zoning District on Tax Map Parcel No. 37-48A (Property). The proposed Facility consists of a 128-foot tall telecommunications monopole with ancillary equipment. The Property consists of 28.43 acres, located on the west side of Mountain View Road, approximately 2,100 feet south of Kellogg Mill Road, within the Hartwood Election District. Cellco Partnership d/b/a Verizon Wireless is the applicant. **(Time Limit: July 23, 2021)**
3. [RC21153747; Reclassification – The Garrison at Stafford](#) - A proposal to amend proffered conditions on 44.5 acres zoned P-TND, Planned-Traditional Neighborhood Development Zoning District on Tax Map Parcel Nos. 20-AC-1-1 through 20-AC-1-13 (Property). The Property is located on the south side of Garrisonville Road, across from its intersection with Travis Lane, within the Garrisonville Election District. **(Time Limit: July 23, 2021)**

UNFINISHED BUSINESS

4. 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)**

5. [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) (History: March 24, 2021 deferred to April 14, 2021)**

#### NEW BUSINESS

6. [Amendment to the Zoning Ordinance](#) - Amend Stafford County Code Sec. 28-25, “Definitions of specific terms” and Sec. 28-35, “Table of uses and standards,” to establish a definition for family subdivision and to exempt family subdivisions from the gross density requirement in the A-1, Agricultural Zoning District.
7. [Amendment to the Zoning Ordinance](#) - Amend Stafford County Code Sec. 28-35, Table 3.1 “District Uses and Standards” regarding uses in the A-2, Rural Residential Zoning District.

#### PLANNING DIRECTOR’S REPORT

8. [Resolution R21-118](#) requesting the Planning Commission to prepare amendments to the subdivision and zoning ordinance regarding right-of-way and land dedications.

#### COUNTY ATTORNEY’S REPORT

#### COMMITTEE REPORTS

9. Uses in A-2 Zoning Subcommittee  
[Subcommittee Report](#)
10. Comprehensive Plan 5-Year Update Subcommittee  
[Subcommittee Report – April 1, 2021](#)  
*Next Meeting – April 22, 2021 @ 3:00 PM; Activities Room & Virtual*

#### CHAIRMAN’S REPORT

#### OTHER BUSINESS

11. New TRC Submissions
  - \* Rappahannock Landing Section 5 - George Washington Election District

#### APPROVAL OF MINUTES

12. [February 10, 2021](#)
13. [February 24, 2021](#)

#### ADJOURNMENT