

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

DECEMBER 10, 2014  
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

1. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O14-44 would amend the Zoning Ordinance, Stafford County Code Section 28-35, Table 3.1, "District Uses and Standards," and Table 3.1(a), "Standards for Transfer of Development Rights (TDR);" Section 28-355, "Applicability;" Section 28-356, "Right to transfer development rights; general provisions;" Section 28-357, "Sending properties;" Section 28-358, "Receiving properties;" Section 28-359, "Calculation of development rights;" and Section 28-360, "Transfer of development rights sending property development limitations" to modify the TDR Ordinance. **(Time Limit: December 30, 2014)**
2. [CUP14150372; Conditional Use Permit – Carter’s Crossing Freddy’s Frozen Custard](#) - A request for a Conditional Use Permit to allow a drive-through facility on Assessor's Parcel 45T-2A, zoned B-2, Urban Commercial, consisting of 1.80 acres within the Carter's Crossing Retail Development, located on the southwest corner of the intersection of South Gateway Drive and Stanstead Road, within the George Washington Election District. **(Time Limit: March 10, 2015)**
3. [RC1400155; Reclassification – George Washington Village](#) - A proposed reclassification from the A-1, Agricultural; A-2, Rural Residential; R-3, Urban Residential – High Density; B-2, Urban Commercial; and M-1, Light Industrial Zoning Districts to the P-TND, Planned Traditional Neighborhood Development Zoning District, to allow for the development of a planned community. The project is proposed to include up to 2,957 residential units and up to 1,550,000 square feet of commercial floor area, on Assessor's Parcels 28-87; 29-32, 29-36, 29-38A, 29-39C, 29-81, 29-82 and 29-83; 37-63; and 38-1, 38-1A, 38-3, 38-4, 38-4C, 38-55, 38-58C, 38-58D, 38-66, 38-69, 38-70, 38-70A, and 38-71, consisting of 1,051.59 acres, located on the north side of Ramoth Church Road and south side of Courthouse Road, west of Interstate 95, within the Hartwood Election District. **(Time Limit: March 10, 2015)**

## UNFINISHED BUSINESS

4. [CUP14150252; Conditional Use Permit – Courthouse Manor](#) - A request for a Conditional Use Permit (CUP) to allow a cluster subdivision of up to 2.25 dwelling units per acre within the R-1, Suburban Residential Zoning District, on Assessor's Parcels 30-136 and 30-78. The property consists of 33.43 acres, located on the north side of Courthouse Road, the west side of Dent Road, and the south side of Hope Road, approximately 1,000 feet east of Stafford Avenue, within the Aquia Election District. **(Time Limit: February 10, 2015) (History: Deferred on November 12, 2014 to December 10, 2014)**
  
5. [Amendment to the Stafford County Comprehensive Plan \(the Plan\)](#) - A proposal to amend the “Stafford County, Virginia, Comprehensive Plan 2010-2030,” dated January 17, 2012, to implement a Transfer of Development Rights (TDR) program. The proposed amendment would modify Chapter 3, “The Land Use Plan,” to incorporate amendments to the textual document and adopt a new map entitled Figure 3.8, Transfer of Development Rights Sending and Receiving Areas (“Map”). **(Time Limit: December 30, 2014) (History: Deferred on September 24, 2014 to October 8, 2014) (Deferred on October 8, 2014 to October 22, 2014) (Deferred on October 22, 2014 to November 12, 2014) (Deferred on November 12, 2014 to December 10, 2014)**
  
6. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O14-26 to amend the Zoning Ordinance, Stafford County Code Section 28-35, Table 3.1, “District Uses and Standards,” and Table 3.1(a), “Standards for Transfer of Development Rights (TDR);” Section 28-355, “Applicability;” Section 28-356, “Right to transfer development rights; general provisions;” Section 28-357, “Sending properties;” Section 28-358, “Receiving properties;” Section 28-359, “Calculation of development rights;” and Section 28-360, “Transfer of development rights sending property development limitations” to modify the TDR Ordinance. **(Time Limit: December 30, 2014) (History: Deferred on September 24, 2014 to October 8, 2014) (Deferred on October 8, 2014 to October 22, 2014) (Deferred on October 22, 2014 to November 12, 2014) (Deferred on November 12, 2014 to December 10, 2014)**
  
7. [RC1400221; Reclassification – Winding Creek](#) - A proposed reclassification from the A-1, Agricultural Zoning District to the R-1, Suburban Residential Zoning District, to allow a greater density single-family detached subdivision, of up to 97 units, be developed on Assessor's Parcels 29-4 and 29-5C. The property consists of 63.13 acres and is located at the intersection of Winding Creek Road and Embrey Mill Road, within the Garrisonville and Rock Hill Election Districts. **(Time Limit: February 10, 2015) (History: Deferred on November 12, 2014 to January 14, 2015)**
  
8. [CUP1400222; Conditional Use Permit – Winding Creek](#) - A request for a Conditional Use Permit (CUP) to allow a cluster subdivision of up to 2.25 dwelling units per acre on Assessor's Parcels 29-4 and 29-5C, which are concurrently under consideration for a reclassification from the A-1, Agricultural Zoning District to the R-1, Suburban Residential Zoning District. The property consists of 63.13 acres, located at the intersection of Winding Creek Road and Embrey Mill Road, within the Garrisonville and Rock Hill Election Districts. **(Time Limit: February 10, 2015) (History: Deferred on November 12, 2014 to January 14, 2015)**

9. RC1400159; Reclassification – Reserve at Woodstock Lane - A proposed reclassification from the B-2, Urban Commercial Zoning District to the R-1, Suburban Residential Zoning District, to allow for a single-family detached residential subdivision, of up to 41 units, be developed on Assessor's Parcels 21-167 (portion) and 21-170. The property consists of 36 acres, located at the intersection of Telegraph Road and Woodstock Lane, approximately 1,100 feet east of Jefferson Davis Highway, within the Griffis-Widewater Election District. **(Time Limit: February 10, 2015)**  
**(History: Deferred on November 12, 2014 to January 14, 2015)**
  
10. SPR14150371 – Liberty Knolls II, Block Length Waiver - A request for a waiver of the Subdivision Ordinance, Section 22-156, Block Length, to allow for a block length of 2,113 feet, which exceeds the maximum allowable block length of 1,200 feet, on Assessor's Parcel 29-17, currently zoned A-1, Agricultural, located on the north side of Courthouse Road approximately 1,100 feet east of Winding Creek Road, within the Garrisonville Election District. **(History: Deferred on October 22, 2014 until further action by the Board)**
  
11. Comprehensive Plan Amendment; Urban Development Areas - Amend the Comprehensive Plan recommendations for Urban Development Areas and targeted growth areas in the County. **(History: Deferred on February 27, 2013 until further information from staff) (Discussed at June 21, 2014 Retreat) (Chairman coordinating with Board of Supervisors)**

NEW BUSINESS

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

12. TRC Information - January 14, 2015

APPROVAL OF MINUTES

October 22, 2014

ADJOURNMENT