

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

JANUARY 9, 2019  
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. RC17152130; Reclassification - The Villages at Greenbank Proffer Amendment - A proposal to amend proffered conditions on 441.67 acres identified as Tax Map Parcel Nos. 44W-H and 52-1 (Property), zoned RBC, Recreational Business Campus Zoning District, to allow for the development of 1,177 age-restricted dwelling units. The Property is located at the southern terminus of Celebrate Virginia Parkway, within the Hartwood Election District. **(Time Limit: March 29, 2019) (History: December 19, 2018 Public Hearing Continued to February 27, 2019)**

UNFINISHED BUSINESS

2. Amendment to the Zoning Ordinance - Proposed Ordinance O18-31 would amend the Zoning Ordinance, Stafford County Code, Sec. 28-25, "Definitions of specific terms;" Sec. 28-33, "Districts generally;" Sec. 28-34, "Purpose of districts;" Sec. 28-35, "Table of uses and standards;" Sec. 28-39, "Special regulations;" Sec. 28-53, "Planned development districts;" Sec. 28-55, "Planned Development-2 District (PD-2) regulations;" Sec. 28-56, "Application for planned developments;" and Sec. 28-129 "Types permitted in commercial and office districts" to redefine the RBC, Recreational Business Campus Zoning District to the PD-3, Planned Development-3 Zoning District, and to modify district requirements and amend other zoning ordinance provisions accordingly. **(Time Limit: March 17, 2019) (History: Deferred on September 26, 2018 to October 10, 2018) (Deferred on October 24, 2018 to December 19, 2018) (Deferred on December 19, 2018 to January 9, 2019)**  
*(Authorize for Public Hearing By: February 13, 2019)*  
*(Potential Public Hearing Date: March 13, 2019)*

3. Amendment to the Zoning Ordinance - Proposed Ordinance O18-37 would amend the Zoning Ordinance, Stafford County Code, Sec. 22-153, "Lots for required buffers;" Sec. 28-25, "Definitions of specific terms;" Sec. 28-54, "Planned Development-1 District (PD-1) regulations;" Sec. 28-55, "Planned Development-2 District (PD-2) regulations;" Sec. 28-66, "P-TND, Planned Traditional Development;" Sec. 28-67, "Falmouth Redevelopment Area Overlay (FR);" Sec. 28-82, "Required buffers;" Sec. 28-83, "Buffers for historic properties and districts;" Sec. 28-86, "Landscaping standards;" Sec. 28-88, "Screening standards for appurtenances;" and the Design and Construction Standards for Landscaping, Screening, and Buffering (DCSL) Manual by Reference. **(Time Limit: March 31, 2019) (History: Deferred on November 14, 2018 to December 19, 2018) (Deferred on December 29, 2018 to January 9, 2019 - In Committee)**  
*(Authorize for Public Hearing By: February 27, 2018)*  
*(Potential Public Hearing Date: March 27, 2019)*

#### NEW BUSINESS

NONE

#### PLANNING DIRECTOR'S REPORT

4. [2019 Meeting Schedule](#)
5. 2018 Annual Report  
*Draft report to be provided at meeting*
6. Downtown Stafford - Ongoing
7. Bicycle and Pedestrian Facilities Plan Update - Ongoing

#### COUNTY ATTORNEY'S REPORT

#### COMMITTEE REPORTS

8. Cluster Ordinance - Policy Subcommittee  
*Meeting - January 8, 2019 @ 6:30 p.m., Activities Room*
9. Landscaping Subcommittee  
*Meeting - January 10, 2019 @ 5:30 p.m., Activities Room*

#### CHAIRMAN'S REPORT

#### OTHER BUSINESS

10. TRC Information - January 23, 2019 - *Cancelled*

#### APPROVAL OF MINUTES

NONE

#### ADJOURNMENT