

**STAFFORD COUNTY PLANNING COMMISSION**  
**REVISED AGENDA**

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

**FEBRUARY 13, 2019**  
**6:30 P.M.**

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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

Comprehensive Road List by Keith Dayton, Project Manager

PUBLIC HEARINGS

1. [RC18152278; Reclassification - Rappahannock Landing Apartments](#) - A proposed zoning reclassification from the R-1, Suburban Residential Zoning District to the UD-3, Urban Development – Residential Mixed Use Zoning District, to allow for the development of 324 multi-family dwelling units on Tax Map Parcel No. 53-1E (Property). The Property consists of 25.5 acres, located at the southern terminus of Krieger Lane, within the George Washington Election District. **(Time Limit: May 24, 2019)**
  
2. [CUP18152433; Conditional Use Permit - Noor Auto Repair and Sales](#) - A proposed conditional use permit to allow auto service, automobile repair, and motor vehicle sales in the B-2, Urban Commercial Zoning District on Tax Map Parcel No. 45-15B. The property consists of 0.87 acres, located on the east side of South Gateway Drive, 800 feet south of Auction Drive, within the George Washington Election District. **(Time Limit: May 24, 2019)**
  
3. [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

4. [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) - SCHEDULED FOR PUBLIC HEARING**

5. 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, 2019)*  
*(Potential Public Hearing Date: March 27, 2019)*

#### NEW BUSINESS

NONE

#### PLANNING DIRECTOR’S REPORT

6. [2018 Annual Report](#) - *Final*
7. [Rental, Repair and Storage of Modular Units in M-1 District](#) - *Referral*
8. Downtown Stafford - *Ongoing*
9. Bicycle and Pedestrian Facilities Plan Update - *Ongoing*

#### COUNTY ATTORNEY’S REPORT

#### COMMITTEE REPORTS

10. Cluster Ordinance - Policy Subcommittee  
*Update on recommendation presented to Planning Commission January 9, 2019*
11. Landscaping Subcommittee  
*Meeting - TBD*

#### CHAIRMAN’S REPORT

OTHER BUSINESS

12. TRC Information - February 27, 2019
  - \* Quantico Village - Widewater Election District

APPROVAL OF MINUTES

[December 19, 2018](#)

[January 9, 2019](#)

ADJOURNMENT