

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

FEBRUARY 27, 2019
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. [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)**
2. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O19-14 would amend the Zoning Ordinance, Stafford County Code Sec. 28-25, "Definitions of specific terms;" 28-33, "Districts generally;" 28-34, "Purpose of districts;" 28-35, "Table of uses and standards;" 28-39, "Special regulations;" 28-53, "Planned development districts;" 28-55, "Planned Development-2 District (PD-2) regulations;" 28-56, "Application for planned developments;" and 28-129 "Types permitted in commercial and office districts (B-1, B-2, B-3, RBC, RC, SC and HI)" to rename and 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. Generally, the proposed Ordinance would, as compared to the existing RBC Zoning District, increase the amount of age-restricted residential housing allowed in the PD-3 Zoning District to 35% of the district; establish the PD-3 Zoning District as a mixed-use district with a significant age-restricted housing component; remove certain uses and special regulations for such uses that are incompatible with residential use; amend open space requirements to allow a lower percentage of open space in the district; and clarify open space requirements generally. **(Time Limit: March 17, 2019)**
3. [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 south of the intersection of Musselman Road and Krieger Lane, within the George Washington Election District. **(Time Limit: May 24, 2019) (History: February 13, 2019 Public Hearing Continued to March 27, 2019)**

UNFINISHED BUSINESS

4. Amendment to the Zoning Ordinance - Proposed Ordinance O19-15 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

5. SUB18152476; Big Spring Estates Preliminary Plan - A Preliminary Subdivision Plan to create 67 single-family lots on Tax Map Parcel Nos. 38-101, 38-103A, 38-103B, and 38-103C, zoned A-1, Agricultural with Transfer of Development Rights, on 30.17 acres, located to the east of Jefferson Davis Highway north of Big Spring Lane, within the Aquia Election District. **(Time Limit: April 28, 2019)**

PLANNING DIRECTOR'S REPORT

6. Yearly Expenditures
7. Downtown Stafford - Ongoing
8. Bicycle and Pedestrian Facilities Plan Update - Ongoing
9. HCOD - Screening of Bay Doors - Referral
10. Window Wells Setbacks - Referral

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

11. Cluster Ordinance - Policy Subcommittee
Update at February 27, 2019 meeting
12. Landscaping Subcommittee
Meeting - February 25, 2019 @ 5:00 p.m., ABC Conference Room

CHAIRMAN'S REPORT

OTHER BUSINESS

13. TRC Information - March 13, 2019 - *Cancelled*

APPROVAL OF MINUTES

NONE

ADJOURNMENT