

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

MARCH 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: July 27, 2019) (History: December 19, 2018 Public Hearing Continued to February 27, 2019) (February 27, 2019 Public Hearing Continued to March 27, 2019)**
2. [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)**
3. [RC16151330; Reclassification and Proffer Amendment - Willow Run](#) - A proposed zoning reclassification from the A-1, Agricultural and B-2, Urban Commercial Zoning Districts to the R-2, Urban Residential - Medium Density (148.24 acres) Zoning District; and from the A-1 Zoning District to the B-2 (5.60 acres) Zoning District on Tax Map Parcel Nos. 36-29, 36-37, 36-37A, and a portion of Tax Map Parcel Nos. 44-61 and 44-61A; and a proposal to amend proffered conditions on 7.53 acres zoned B-2 on a portion of Tax Map Parcel Nos. 44-61 and 44-61A, all to allow for the development of up to 444 dwelling units and 90,000 square feet of commercial uses on Tax Map Parcel Nos. 36-29, 36-37, 36-37A, 44-61, and 44-61A (Property). The Property is located on the north side of Warrenton Road, west of the intersection with Village Parkway, and south side of Truslow Road, across from the intersections with Cool Breeze Way and Summer Breeze Lane, within the Hartwood Election District. **(Time Limit: July 5, 2019)**

4. [COM19152658; Comprehensive Plan Compliance Review - Graystone at Abel Lake](#) - A request to review compliance with the Comprehensive Plan, in accordance with Virginia Code Sec. 15.2-2232, for the extension of public water outside the Urban Services Area, to serve up to 50 lots, on Tax Map Parcel Nos. 37-4, 37-4C, and 37-4D, located south of Kellogg Mill Road, approximately 4,500 feet west of Mountain View Road, within the Hartwood Election District. **(Time Limit: May 26, 2019)**

5. [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 Neighborhood 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, by reference, the Design and Construction Standards for Landscaping, Screening, and Buffering (DCSL) Manual. Generally, the new regulations would update definitions of specific terms and standards for landscaping, screening, and buffering regarding plant unit types, update the required percentage of plant unit types, clarify maintenance and buffer yard requirements, allow screening as a substitute for transitional buffers, allow more flexibility in landscape design, remove required plant species and add references to incorporate native species, eliminate invasive species, update references to County departments responsible for administration of the standards, revise criteria applicable to credits, substitution, alternative compliance and departure from design standards, and update parking lot landscaping requirements, construction standards, and plant schedules. **(Time Limit: March 31, 2019)**

6. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O19-20 would amend the Zoning Ordinance, Stafford County Code Sec. 28-25, “Definitions of specific terms,” and Sec. 28-35, Table 3.1, “Table of uses and standards,” to create a definition for modular units designed for temporary offices or classrooms and to allow for the maintenance, rental, and repair of such modular units as a use permitted by-right in the industrial districts. **(Time Limit: May 24, 2019)**

UNFINISHED BUSINESS

7. [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: July 15, 2019) (History: Deferred on February 27, 2019)**

NEW BUSINESS

8. [SUB18152445; Whitson Woods, Preliminary Subdivision Plan](#) - A Preliminary Subdivision Plan for 55 lots with one waiver (19152646) of Stafford County Code, Sec. 22-177, "Access in townhouse subdivisions," on Tax Map Parcel No. 20-125, zoned R-3, Urban Residential-High Density Zoning District, on 17.6367 acres, located on the west side of Highpointe Boulevard and south of Independence Drive, within the Garrisonville Election District. **(Time Limit: June 26, 2019)**
9. [WAI19152682; Potomac Vineyards LLC](#) - A waiver request of the Subdivision Ordinance, Stafford County Code, Sec. 22-143(a), "Shape and elongation," for Tax Map Parcel No. 31-88E. The owner is requesting a boundary line adjustment with adjacent parcel 22-57A, which will result in Tax Map Parcel No. 31-88E exceeding the maximum lot depth to width ratio. The property is zoned A-1, Agricultural Zoning District, and is located on the east side of Decatur Road and north of Brent Point Road, within the Griffis-Widewater Election District. **(Time Limit: May 26, 2019)**
10. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O19-24 would amend the Zoning Ordinance, Stafford County Code, Sec. 28-59, "Highway Corridor overlay district (HC)," to eliminate screening requirements for service bays and require service bays to be oriented away from the corridor highway. **(Time Limit: June 10, 2019)**
(Authorize for Public Hearing By: April 24, 2019)
(Potential Public Hearing Date: May 29, 2019)

PLANNING DIRECTOR'S REPORT

11. [2040 Strategic Plan - Healthy Growth and Downtown Stafford](#)
12. Bicycle and Pedestrian Facilities Plan Update - *Ongoing*

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

13. [Cluster Ordinance - Policy Subcommittee](#)
Deferred to March 27, 2019 meeting
(Time Limit: March 31, 2019)

CHAIRMAN'S REPORT

14. [Annual Historic Preservation Awards - Request for Nominations](#)

OTHER BUSINESS

15. TRC Information - April 10, 2019
⌘ Graystone at Abel Lake - Hartwood Election District

APPROVAL OF MINUTES

None

ADJOURNMENT