

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**APRIL 10, 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

PUBLIC HEARINGS

1. [RC18152389; Reclassification - Cherryview Landing](#) - A proposed zoning reclassification, with proffers, from the R-1, Suburban Residential Zoning District to the R-3, Urban Residential – High Density Zoning District, to allow for the development of 71 townhouse dwelling units on Tax Map Parcel Nos. 45-35C, 45-35D, 45-35E, and 53-1D (Property). The Property consists of 10.27 acres, located at the southeast intersection of Musselman Road and Krieger Lane, within the George Washington Election District. **(Time Limit: July 19, 2019)**
  
2. [CUP19152662; Conditional Use Permit - The Garrison at Stafford Restaurant Minor Conditional Use Permit Amendment](#) - A request to amend conditions of an existing conditional use permit (CUP) to modify the type of use associated with a drive-through within the HC, Highway Corridor Overlay Zoning District, on a portion of Tax Map Parcel No. 20-130. Specifically, the amendment would modify the condition related to the type of drive-through facility to allow a drive-through associated with a restaurant use. The property is located in the P-TND, Planned – Traditional Neighborhood Development Zoning District and consists of 0.84 acres, located on the south side of Garrisonville Road across from the intersection with Travis Lane, within the Garrisonville Election District. **(Time Limit: July 19, 2019)**
  
3. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O19-10 would amend the Zoning Ordinance, Stafford County Code, Sec. 28-24, “Measurements,” to reduce the amount of allowable encroachment into a side yard setback for ingress/egress window wells and outside basement entrances in specified areas within the PD-2, Planned Development-2 Zoning District (PD-2). Specifically, proposed Ordinance O19-10 provides that if the property is located in the PD-2 District and an application for a building permit was approved by the department of planning and zoning prior to June 14, 2018, the encroachment of an outside basement entrance and an emergency ingress/egress window well may be located up to three (3) feet to the property line. **(Time Limit: June 7, 2019)**

4. [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) (History: March 27, 2019 Public Hearing Continued to May 29, 2019)**

#### UNFINISHED BUSINESS

5. [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) (Deferred on March 27, 2019 to May 15, 2019)**
6. [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) (Deferred on March 27, 2019 to June 12, 2019)**

#### NEW BUSINESS

7. [WAI19152674; Wible Waiver](#) - A waiver request of the Subdivision Ordinance, Stafford County Code, Sec. 22-167(a), "Right-of-way additions," for Tax Map Parcel Nos. 45-111 and 45-111A, zoned A-1, Agricultural Zoning District. The applicants are seeking a waiver of a requirement to dedicate an additional 5 feet of right-of-way to the County pursuant to this section. The property is located on the east side of Truslow Road, approximately 2,000 feet south of Enon Road, in the Hartwood Election District. **(Time Limit: June 9, 2019)**

## PLANNING DIRECTOR'S REPORT

8. 2040 Strategic Plan - Healthy Growth and Downtown Stafford -- Joint Session with Board of Supervisors, May 7, 2019
9. [Bicycle and Pedestrian Facilities Plan Update](#) - Ongoing
10. [Legislative Priorities](#)

## COUNTY ATTORNEY'S REPORT

### COMMITTEE REPORTS

11. Cluster Ordinance - Policy Subcommittee  
*Requested additional time*

## CHAIRMAN'S REPORT

- ◆ Discuss a possible Joint Session with Economic Development Authority

## OTHER BUSINESS

12. TRC Information - April 24, 2019
  - ◆ Stafford Storage - Rock Hill Election District

## APPROVAL OF MINUTES

[February 13, 2019](#)

[February 27, 2019](#)

## ADJOURNMENT