

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**MAY 2, 2012
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. Amendment to Zoning Ordinance - Proposed Ordinance O12-02 would amend the Stafford County Code by, among other things, creating new definitions, modifying permitted uses and creating new zoning regulations to establish a Transfer of Development Rights (TDR) program. The purpose of the TDR program is to provide a mechanism by which a property owner can voluntarily transfer residential density from sending areas to receiving areas and/or to a transferee without relation to any particular property through a process intended to permanently conserve agricultural and forestry uses of lands, reduce development densities on those and other lands, and preserve rural open spaces and natural and scenic resources. The TDR program is intended to complement and supplement County land use regulations, resource protection efforts, and open space acquisition programs. The TDR program is also intended to encourage increased densities in two designated receiving areas that can better accommodate this growth. **(Time Limit: June 2012) (History - Deferred at March 7, 2012 to March 21, 2012) (Deferred at March 21, 2012 to April 3, 2012) (Deferred at April 3, 2012 to April 18, 2012) (Deferred at April 18, 2012 to May 2, 2012)**
(Authorize for Public Hearing by: May 16, 2012)
(Potential Public Hearing Date: June 20, 2012)

2. Amendment to the Stafford County Comprehensive Plan (the "Plan") - A proposal to amend the Plan dated June 7, 2011 in accordance with Virginia Code Section 15.2-2229 regarding Transfer of Development Rights (TDR). The proposed amendment would modify Chapter 3 of the Plan to incorporate amendments to the textual document and adopt a new map entitled Figure 3.8, Transfer of Development Rights Sending and Receiving Areas. The map generally depicts the area south of Aquia Creek, east of the CSX Rail Line and north of Potomac Creek that are designated as Agricultural/Rural and Park on the Plan Land Use Map as a sending area for Transfer of Development Rights and the lands designated as the Brooke Station Urban Development Area and Courthouse Urban Development Area as receiving areas for Transfer of Development Rights. **(Time Limit: June 2012) (History - Deferred at March 7, 2012 to March 21, 2012) (Deferred at March 21, 2012 to April 3, 2012) (Deferred at April 3, 2012 to April 18, 2012) (Deferred at April 18, 2012 to May 2, 2012)**
(Authorize for Public Hearing by: May 16, 2012)
(Potential Public Hearing Date: June 20, 2012)

3. [Proffer Guidelines](#) - Review and discuss new methodology and policies. **(Time Limit: June 30, 2012)** **(Deferred at April 3, 2012 to April 18, 2012)** **(Planning Commission has requested additional time)**
(Authorize for Public Hearing by: May 16, 2012)
(Potential Public Hearing Date: June 20, 2012)

4. [Architectural Design Standards](#) - Amend the Traditional Neighborhood Development Plan, an element of the Comprehensive Plan, to incorporate Architectural Design Standards. **(Time Limit: September 5, 2012)** **(Deferred at April 18, 2012 to May 2, 2012)**
(Authorize for Public Hearing by: July 11, 2012)
(Potential Public Hearing Date: September 5, 2012)

NEW BUSINESS

5. [Amendments to the Stafford County Comprehensive Plan \(the “Comprehensive Plan”\)](#) - The County proposes to amend the textual document entitled “Stafford County, Virginia, Comprehensive Plan 2010-2030,” to: amend Chapter 4 with regards to Transportation Impact Fees. The proposed amendment would eliminate reference to the current impact fee areas known as the Central West district (Area A) created in 2003 and the South East district (Area E5) established in 2005, reference to the impact fee projects and impact fee rates. The amendment would further reference a new County-Wide district with a new project list and fee rates. **(Time Limit: June 17, 2012)**
(Authorize for Public Hearing by: May 16, 2012)
(Potential Public Hearing Date: June 6, 2012)

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

6. [Amendment to the Stafford County Comprehensive Plan \(the “Comprehensive Plan”\)](#) - A proposal to amend the Comprehensive Plan by amending (1) the textual document entitled “Stafford County Comprehensive Plan, 2010 – 2030,” dated January 17, 2012 (the “2010 – 2030 Plan”), and (2) the textual document entitled “Courthouse Urban Development Area Plan, Stafford County, Virginia,” dated February 10, 2012 (the “Courthouse UDA Plan”), in accordance with Virginia Code Section 15.2-2229. The proposed amendments would: (1) add language to the 2010 – 2030 Plan to summarize the Virginia Code changes, effective July 1, 2012, which would allow previously mandatory Urban Development Areas (UDAs) to be an optional element of a locality’s Comprehensive Plan; (2) amend both the 2010 – 2030 Plan and the Courthouse UDA Plan to clarify that previously stated minimum densities for development are now target densities, and (3) amend both the 2010 – 2030 Plan and the Courthouse UDA Plan to recommend that the zoning district standards created for UDAs should incorporate the following density ranges:
 - 3 to 6 dwelling units per acre for single-family detached homes,
 - 5 to 8 dwelling units per acre for townhomes,
 - 11 to 14 dwelling units per acre for condominiums or apartments, and
 - 0.4 to 1.0 floor area ratio for commercial development.

7. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O12-13 would amend Stafford County Code, Section 28-35, Table 3.1, "District uses and standards." This amendment to the UD, Urban Development Zoning District regulations establishes maximum densities and modifies the minimum density requirements for development in the UD Zoning District. The following density ranges are proposed: 3 to 6 dwelling units/gross acre for single-family detached and duplex dwellings; 5 to 8 dwelling units/gross acre for townhouse dwellings; 11 to 14 dwelling units/gross acre for multi-family dwellings; and 0.4 to 1.0 floor area ratio for commercial and for mixed-use development. **(Time Limit: June 5, 2012)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

8. TRC Information – May 9, 2012

APPROVAL OF MINUTES

March 7, 2012

ADJOURNMENT