

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**MAY 16, 2012  
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

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) (Deferred at May 2, 2012 to May 16, 2012)**  
*(Authorize for Public Hearing by: May 16, 2012)*  
*(Potential Public Hearing Date: June 20, 2012)*
  
2. [Amendment to the Stafford County Comprehensive Plan \("Plan"\)](#) - 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) (Deferred at May 2, 2012 to May 16, 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: September 30, 2012) (History - Deferred at April 3, 2012 to April 18, 2012) (Deferred at April 18, 2012 to May 2, 2012) (Deferred at May 2, 2012 to May 16, 2012) (Deferred at May 2, 2012 to May 16, 2012)**  
*(Authorize for Public Hearing by: August 15, 2012)*  
*(Potential Public Hearing Date: September 19, 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) (History - Deferred at April 18, 2012 to May 2, 2012)**  
*(Authorize for Public Hearing by: July 11, 2012)*  
*(Potential Public Hearing Date: August 15, 2012)*
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) (History - Deferred at May 2, 2012 to May 16, 2012)**  
*(Authorize for Public Hearing by: May 16, 2012)*  
*(Potential Public Hearing Date: June 6, 2012)*
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.**(Time Limit: June 5, 2012) (History - Deferred at May 2, 2012 to May 16, 2012)**
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) (History - Deferred at May 2, 2012 to May 16, 2012)**

NEW BUSINESS

- 8. [Amendment to Zoning Ordinance; Restricted Access Entrances](#) - Proposed Ordinance O12-21 would amend Stafford County Code, Section 28-105, "Restricted Access Entrances". Currently the Zoning Ordinance requires all residential developments with private streets and thirty-five (35) or more dwellings to have restricted access entrances. Proposed Ordinance O12-21 would make the requirement to have restricted access entrances optional. **(Time Limit: July 31, 2012)**  
*(Authorize for Public Hearing by: June 6, 2012)*  
*(Potential Public Hearing Date: July 11, 2012)*
  
- 9. [Amendment to Zoning Ordinance; Chesapeake Bay Phase III Compliance](#) - Proposed Ordinance O12-20 would amend Stafford County Code, Chapter 28, Section 62, entitled "Chesapeake Bay Preservation Area Overlay District", to bring the County into compliance with Virginia Code Section 10.1-2109 and Virginia Administrative Code Section 9VAC10-20-191A4i-iii. Proposed Ordinance O12-20 would require notes on final plats regarding Resource Protection Area Standards for buffers and septic tank pump-out. **(Time Limit: July 31, 2012)**  
*(Authorize for Public Hearing by: June 6, 2012)*  
*(Potential Public Hearing Date: July 11, 2012)*

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7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

- 10. [Amendment to the Subdivision and Zoning Ordinances; Cluster Development](#) - Proposed Ordinance O12-17 would amend and reordain Stafford County Code, Chapter 22, Section 22-4, "Definitions" and Section 22-58, "Content;" Chapter 22, Article IX, "Cluster Subdivisions," Sections 22-266 through 22-270; and Chapter 28, Section 28-25, "Definition of Specific Terms" and Section 29-35, "Table of Uses and Standards," "Table 3.1 District Uses and Standards". This amendment creates cluster provisions in the Subdivision and Zoning Ordinances for single family detached dwellings in conformance with Virginia State Code Section 15.2-2286.1. **(Time Limit: May 28, 2012)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

- 11. TRC Information – May 23, 2012

APPROVAL OF MINUTES

March 21, 2012

ADJOURNMENT