

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**JUNE 20, 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. [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) (Deferred at May 2, 2012 to May 16, 2012) (Deferred at May 16, 2012 to June 6, 2012) (Deferred at June 6, 2012 to June 20, 2012)**
(Authorize for Public Hearing by: July 11, 2012)
(Potential Public Hearing Date: August 15, 2012)

NEW BUSINESS

2. [Urban Development Areas](#) - Discussion of Urban Development Areas to study the future applicability of Urban Development Areas in the County and identify any recommendations that should be considered for amending the Comprehensive Plan. **(Time Limit: October 4, 2012)**
3. [By-laws Update](#) - Proposed change to order of business, meeting dates and times.

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

4. [RC1200121; Reclassification – James Sites Property](#) – A proposed amendment to proffered conditions to modify the permitted industrial uses on Assessor's Parcel 35-66 consisting of 1.26 acres, zoned M-1, Light Industrial Zoning District, located on the south side of Warrenton Road, at the intersection with Hemp Road, within the Hartwood Election District. **(Time Limit: September 18, 2012)**

5. [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: June30, 2012)**

6. [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 Courthouse Urban Development Area as a receiving area for Transfer of Development Rights. **(Time Limit: June 30, 2012)**

7. [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)**

8. [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)**

PLANNING DIRECTOR’S REPORT

- I-Pads – Data Plans

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

9. [Proffer Guidelines](#)

CHAIRMAN’S REPORT

OTHER BUSINESS

10. TRC Information – June 27, 2012

APPROVAL OF MINUTES

None

ADJOURNMENT