

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**JULY 11, 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: October 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) (Deferred at June 20, 2012 to July 11, 2012)**
(Authorize for Public Hearing by: August 15, 2012)
(Potential Public Hearing Date: September 19, 2012)
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 changes to order of business, meeting dates and times. **(Deferred at June 20, 2012 to August 15, 2012)**
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) (Deferred at June 20, 2012 to July 11, 2012)**

NEW BUSINESS

5. [Amendment to Zoning and Subdivision Ordinance](#) – A proposed Ordinance O012-16 to amend and reordain Stafford County Code, Section, 28-25. “Definitions of specific terms;”, Section 28-35, Table 3.1 “Table of Uses and Standards;” and Table 7.1, “Required Parking Spaces” to define data centers, list them as a principal permitted use in the zoning ordinance and provide a parking standard for such use as an economic development strategy in order to attract data center to the County. **(Time Limit: September 18, 2012)**

6. [Amendment to Zoning and Subdivision Ordinance](#) – a proposed Ordinance to amend and reordain Stafford County Code regarding sign regulations for uses such as places of worship, community centers, marinas, golf courses, nursing homes, schools, and other similar uses permitted by conditional use permit in various zoning districts but do not permit signs in that district for that use. The regulations are to allow for signage that is compatible with the other uses with in the zoning district and community and shall include on-premise and off-premise signs. **(Time Limit: November 7, 2012)**

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

7. [RC1200061: Reclassification – Walgreen’s at Cool Spring Road](#) – A proposed reclassification from M-1, Light Industrial to B-2, Urban Commercial Zoning District to allow a pharmacy and other retail uses on a portion of Assessor’s Parcel 54-48, consisting of 4.27 acres, located on the south side of White Oak Road east of Cool Spring Road in the George Washington Election District. **(Time Limit: October 9, 2012)**
8. [CUP1200032; Conditional Use Permit – Stafford County Schools- Stafford High School Rebuild](#) - A request for a Conditional Use Permit to allow an exception to the height requirements for a high school in a A-1, Agricultural Zoning District on a portion of Assessor's Parcel 45-227C consisting of approximately 4.2 acres, located on the east side of Stafford Indians Lane approximately 360 feet south of Enon Road within the Falmouth Election District. **(Time Limit: October 9, 2012)**
9. [CUP1200060; Conditional Use Permit – Stafford County Parks and Recreation - Chichester Park](#) - A request for a Conditional Use Permit to exceed the maximum height requirement up to 80 feet for ball field lighting for Chichester Park, in a A-1, Agricultural Zoning District consisting of 7.4 acres located at the end of Stafford Indians Lane approximately 1,150 feet south of Enon Road on Assessor's Parcels 45-220K and a portion of 45-227C within the Falmouth Election District. **(Time Limit: October 9, 2012)**

PLANNING DIRECTOR’S REPORT

10. [2012 Work Plan Update](#)

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

11. [Proffer Guidelines](#)

CHAIRMAN’S REPORT

OTHER BUSINESS

12. TRC Information – July 25, 2012 Cancelled
August 8, 2012

APPROVAL OF MINUTES

May 16, 2012

June 6, 2012

ADJOURNMENT