

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**SEPTEMBER 19, 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. [RC1200061; Reclassification – Walgreens 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) (History - Deferred July 11, 2012 to August 15, 2012) (Deferred August 15, 2012 to September 5, 2012) (Deferred September 5, 2012 to September 19, 2012)**
  
2. [RC1200128; Reclassification – Hilldrup Transfer and Storage](#) – A proposed reclassification from R-1, Suburban Residential to M-1, Light Industrial Zoning District to allow a storage warehouse and other related uses on Assessor's Parcels 13-1 and 13-2, consisting of 4.29 acres, located on the south side of George Mason Road, 1,900 feet east of Jefferson Davis Highway, within the Griffis-Widewater Election District. **(Time Limit: December 5, 2012) (Deferred September 5, 2012 to September 19, 2012)**
  
3. [RC1200130; Reclassification – Hilldrup Transfer and Storage](#) – A proposed amendment to proffered conditions to remove a height barrier restriction and establish limitations for rollback, tow, and tractor trailer trucks to access the property and use of George Mason Road, on a portion of Assessor's Parcel 13-9, zoned M-1, Light Industrial, consisting of 5.19 acres, located on the east side of Jefferson Davis Highway, and north side of George Mason Road, within the Griffis-Widewater Election District. **(Time Limit: December 5, 2012) (Deferred September 5, 2012 to 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: October 5, 2012) (Deferred April 18, 2012 to May 2, 2012) (Deferred May 2, 2012 to May 16, 2012) (Deferred May 16, 2012 to June 6, 2012) (Deferred June 6, 2012 to June 20, 2012) (Deferred June 20, 2012 to July 11, 2012) (Deferred July 11, 2012 to August 15, 2012) (Deferred August 15, 2012 to September 5, 2012) (Deferred September 5, 2012 to September 19, 2012)**  
*(Authorize for Public Hearing by: September 5, 2012)*  
*(Potential Public Hearing Date: October 10, 2012)*

5. 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)**

NEW BUSINESS

6. 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 one designated receiving area that can better accommodate this growth. **(Time Limit: November 18, 2012)**  
*(Authorize for Public Hearing by: October 10, 2012)*  
*(Potential Public Hearing Date: November 14, 2012)*
7. Amendment to the Stafford County Comprehensive Plan (“Plan”) - A proposal to amend the Plan dated January 17, 2012 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: November 18, 2012)**  
*(Authorize for Public Hearing by: October 10, 2012)*  
*(Potential Public Hearing Date: November 14, 2012)*
8. Amendment to Zoning Ordinance – A proposed Ordinance to amend and reordain Stafford County Code, Section 28-35, Table 3.1 “Table of Uses and Standards” to reinstate the lot width requirement for residential lots in the A-1, Agriculture District. **(Time Limit: November 4, 2012)**  
*(Authorize for Public Hearing by: September 19, 2012)*  
*(Potential Public Hearing Date: October 10, 2012)*
9. Amendment to Zoning Ordinance – A proposed Ordinance to amend and reordain Stafford County Code, Article III, Section 28-35, “Table 3.1. Districts Uses and Standards,” to allow medical and dental clinics as a conditional use in the M-1, Light Industrial and M-2, Heavy Industrial zoning districts. **(Time Limit: November 5, 2012)**  
*(Authorize for Public Hearing by: October 10, 2012)*  
*(Potential Public Hearing Date: November 14, 2012)*

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**7:30 P.M.**

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

10. COM1200116; Comprehensive Plan Amendment – Stafford County Schools, Anne E. Mond Elementary School – A proposed amendment to the Comprehensive Plan to re-recommended land use on the Farm Lane, US Route 17, from Agricultural Rural to Suburban and expand the Urban Services Zone, to include Assessor's Parcels 20-66B, 20-66C, 21-15, and 21-16, on the east side of Juggins Road, approximately 1,600 feet north of Doc Stone Road, within the Griffis-Widewater Election District. **(Time Limit: November 18, 2012)**
11. RC1100261; Reclassification – Celebrate Virginia North Apartments - A proposal to (1) amend proffered conditions on a portion of Assessor's Parcel 52-1, zoned RBC, Recreational Business Campus Zoning District, consisting of 36.79 acres, located on the south side of Scotts Ford Lane, 650 feet west of Celebrate Virginia Parkway and (2) reclassify from M-2, Heavy Industrial to RBC, Recreational Business Campus Zoning District Assessor's Parcels 44-90 (portion), 44W-2 (portion), 44W-2A, 44W-2B, and 44W-5E, consisting of 91.56 acres, located on both sides of Celebrate Virginia Parkway, 1,100 feet south of Banks Ford Parkway. The combined parcels, subject to the proffer amendment and reclassification, consist of 128.35 acres and are within the Hartwood Election District. **(Time Limit: December 18, 2012)**

PLANNING DIRECTOR’S REPORT

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

12. Proffer Guidelines

CHAIRMAN’S REPORT

OTHER BUSINESS

13. TRC Information – Meeting September 20, 2012 Cancelled  
Meeting October 10, 2012

APPROVAL OF MINUTES

None

ADJOURNMENT