

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**OCTOBER 10, 2012  
WORK SESSION  
5:30 P.M.**

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1. CALL TO ORDER
2. ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM
3. DECLARATIONS OF DISQUALIFICATION
4. DISCUSSION OF URBAN DEVELOPMENT AREAS
  - A. Background – Form of the Comprehensive Plan
    - Comparison of previous 2003 Land Use Plan to current 2010 Land Use Plan
    - Code of Virginia Sec 15.2-2223.1
    - How UDAs came into being – Location, size, number of UDAs
  - B. Planning Concepts
    - Representative images of Urban vs. Suburban development
    - Transect Zone Concept
    - Coordination of UDAs and Redevelopment Areas
  - C. Evaluation Points
    - Strengths and Challenges of UDAs
    - Development Constraints / Existing Conditions
    - How might the County best benefit from the concept of UDAs
    - Consideration of New Population Projections
5. ADJOURNMENT

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**OCTOBER 10, 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

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [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)**
  
2. [RC1200307; Reclassification - George Washington's Boyhood Home at Ferry Farm](#) - A proposed reclassification from A-1, Agricultural and B-2, Urban Commercial Zoning Districts to HI, Historic Interpretation Zoning District, to allow a historic interpretive site, visitor center, and historic landmark on Assessor's Parcels 54-91, 54-92, 54-92A, 54-93, and 54-93A. The property consists of 106.92 acres located on the southwest side of Kings Highway, on the east and west sides of Blue & Gray Parkway, in the George Washington Election District. **(Time Limit: January 8, 2013)**

UNFINISHED BUSINESS

3. [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: January 3, 2013) (History – Scheduled a Committee Meeting at September 19, 2012 for October 10, 2012 at 5:30 p.m.)**
  
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) Scheduled for Public Hearing October 24, 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 one designated receiving area that can better accommodate this growth. **(Time Limit: November 18, 2012) Scheduled for Public Hearing October 24, 2012**
6. 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) Scheduled for Public Hearing October 24, 2012**
7. 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, Agricultural District. **(Time Limit: November 4, 2012) Scheduled for Public Hearing October 24, 2012**
8. 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) Scheduled for Public Hearing October 24, 2012**

#### NEW BUSINESS

9. [SUB1200071; Decatur Estates - Preliminary Subdivision Plan](#) – A preliminary subdivision plan for 8 single family residential lots zoned A-2, Rural Residential consisting of 9.0788 acres, located on the north side of Decatur Road directly across from William & Mary Lane on Assessor’s Parcel 31-81 within the Griffis-Widewater Election District. **(Time Limit: January 8, 2013)**
10. [Amendment to Subdivision Ordinance](#) – Proposed Ordinance O12-11 would amend Chapter 22, Section 22-134, “Required Amenities” by allowing the option of posting securities for amenities prior to recording the final plat. Currently, the subdivision ordinance requires that private amenities be constructed prior to recording the final plat. **(Time Limit: January 8, 2013)**

#### PLANNING DIRECTOR’S REPORT

#### COUNTY ATTORNEY’S REPORT

#### COMMITTEE REPORTS

11. Proffer Guidelines

CHAIRMAN'S REPORT

OTHER BUSINESS

12. TRC Information – Meeting October 24, 2012

APPROVAL OF MINUTES

August 15, 2012

ADJOURNMENT