

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**OCTOBER 24, 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. Review of issues from the last meeting.
  - B. Consideration of and comments on the Population Projections.
  - C. Direction to staff regarding PC recommendations to the Board.
5. ADJOURNMENT

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**OCTOBER 24, 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. [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 forestal 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 the designated receiving area that can better accommodate this growth.

Proposed Ordinance O12-02 would amend Stafford County Code, Section 28-25, Definitions of specific terms; Section 28-35, Table 3.1, Table of Uses and Standards; and create a new Table 3.1(a) entitled Standards for Transfer of Development Rights (TDRs). Proposed Ordinance O12-02 would also adopt and enact Stafford County Code Article XX, entitled Transfer of Development Rights, which would include Section 28-354, Purpose; Section 28-355, Applicability; Section 28-356, Right to transfer development rights, general provisions; Section 28-357, Sending properties; Section 28-358, Receiving properties; Section 28-359, Calculation of development rights; Section 28-360, Transfer of development rights sending property development limitations; Section 28-361, Sending property certification; Section 28-362, Instruments of transfer; Section 28-363, Transfer process; and Section 28-364, Development approval procedures. In conjunction with the proposed ordinance amendments, the sending and receiving areas for the TDR program are also proposed to be designated in the Comprehensive Plan ("Plan") on the proposed Sending and Receiving Areas Map, which is also a part of this advertisement.

Proposed Ordinance O12-02 would create definitions for the following terms: County Attorney; Determination of Development Rights Document; Development right or rights; Extinguishment of development rights; Receiving area; Receiving property; Retire; Sending area; Sending property; Transfer of development rights (TDRs); Transferable development rights; Transferee; Transferor; Transfer of Development Rights (TDR) Certificate; Urban Development Areas (UDAs), and Urban Services Areas (USA); and would amend the definition of Director. **(Time Limit: November 18, 2012)**

2. [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 proposed 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 land designated as the Courthouse Urban Development Area as the receiving area for Transfer of Development Rights. The proposed amendment further describes sending areas as properties zoned A-1, A-2, comprised of existing separate or contiguous parcels that are: (1) twenty (20) acres or larger in size and designated as Agricultural/Rural land use on the Land Use Map in the Plan, or (2) parcels two acres or larger in size and designated as Park on the Land Use Map in the Plan, and (3) in existence on the effective date of the TDR Ordinance. Under the proposed amendment, the sending areas could send up to 913 development rights to the receiving area (Courthouse Urban Development Area). The text of the Plan is also proposed to further describe receiving areas as properties which are in the A-1, R-1, PD-1, PD-2, P-TND, or UD zoning districts. For non-residential purposes, the proposed amendment provides that one (1) residential development right severed from a sending area will be deemed the equivalent of the right to construct up to three thousand (3,000) square feet of commercial space in a receiving area, provided that commercial uses are allowed in that receiving area. **(Time Limit: November 18, 2012)**
3. [Amendment to the Zoning Ordinance](#) – Proposed Ordinance O12-29 would amend Stafford County Code, Section 28-35, “Table 3.1. District Use and Standards” by reinstating a lot width requirement for the A-1, Agricultural Zoning District. **(Time Limit: November 4, 2012)**
4. [Amendment to the Zoning Ordinance](#) – Proposed Ordinance O12-33 would amend Stafford County Code, Section 28-25, “Definitions of specific terms” to define the terms “Sign, off-premise directional” and “Sign, Place of worship.” The proposed ordinance would also amend Stafford County Code, Section 28-123, “Types permitted in A-1 districts;” Section 28-124, “Types permitted in A-2 districts;” Section 28-124.1, “Types permitted in R-1 districts;” and Section 28-125, “Types permitted in R-2, R-3, AND R-4 districts” to permit signs to support certain uses, including but not limited to places of worship, community, centers, marinas, golf courses, nursing homes, schools and similar uses, in the A-1, A-2, R-1, R-2, R-3, and R-4 Zoning Districts and establish regulations for those signs. **(Time Limit: November 7, 2012)**
5. [Amendment to the Zoning Ordinance](#) – Proposed Ordinance O12-37 would amend Stafford County Code, Section 28-35, “Table 3.1. District Use and Standards” to allow medical and dental clinic uses by conditional use permit in the M-1, Light Industrial and the M-2, Heavy Industrial Zoning Districts. **(Time Limit: November 5, 2012)**

6. [Amendment to the Stafford County Comprehensive Plan \(“Plan”\)](#) – A proposal to amend the “Traditional Neighborhood Development Plan” element of the Plan, dated April 18, 2007, retitling the section “Neighborhood Development Standards Plan,” dated September 19, 2012, to incorporate traditional neighborhood and architectural design standards. The proposed amendment regarding traditional neighborhood development would apply to new development or redevelopment within area designated as Urban Development Areas and Redevelopment Areas on the Future Land Use map in the Plan. The proposed amendments regarding architectural design guidelines would be recommended for any new residential and/or commercial development inside the Urban Services Area that requires a zoning reclassification. The proposed amendment also recognizes form based code and special areas where the architectural design guidelines may not apply. The proposed architectural design guidelines would include standards for the design and construction of all types of residential dwellings; commercial, mixed use, and civic uses; signage; screening and landscaping; parking; and other amenities, including but not limited to, lighting. The proposed Neighborhood Development Standards Plan would not amend any other element of the Plan. **(Time Limit: November 14, 2012)**

#### UNFINISHED BUSINESS

7. [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) (History – October 10, 2012 deferred to October 24, 2012)**
8. [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) (History – October 10, 2012 deferred to October 24, 2012)**  
*(Authorize for Public Hearing by: December 5, 2012)*  
*(Latest Public Hearing Date: January 8, 2013)*
9. [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 2, 2013) (History – Scheduled a Committee Meeting at September 19, 2012 for October 10, 2012 at 5:30 p.m.) (Scheduled a Committee Meeting at October 10, 2012 for October 24, 2012 at 5:30 p.m.)**

#### NEW BUSINESS

None

#### PLANNING DIRECTOR’S REPORT

#### COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

10. Proffer Guidelines

CHAIRMAN'S REPORT

OTHER BUSINESS

11. TRC Information – Meeting November 14, 2012

APPROVAL OF MINUTES

September 5, 2012

ADJOURNMENT