

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**JANUARY 23, 2013
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [RC1100079; Reclassification – Leonard Chhuoy Property](#) - A proposed reclassification from B-1, Convenience Commercial and R-1, Suburban Residential Zoning Districts to B-2, Urban Commercial Zoning District, to allow commercial uses on Assessor's Parcels 21-112B, 21-112E, and 21-112F. The property consists of 2.5 acres, located on the east side of Jefferson Davis Highway approximately 1600 feet north of Acadia Street in the Griffis-Widewater Election District. **(Time Limit: April 23, 2013)**
2. [CUP1200352; Conditional Use Permit – Insurance Auto Auctions, Inc.](#) - A request for a Conditional Use Permit to allow motor vehicle sales in an M-1, Light Industrial Zoning District specifically to allow expansion of the vehicle storage area onto Assessor's Parcel 44-98F. The property consists of 5.0 acres, located on the west side of Le Way Drive, approximately 1,300 feet south of McWhirt Loop within the Hartwood Election District. **(Time Limit: April 23, 2013)**
3. [CUP1200391; Conditional Use Permit – Washington Square Murphy Oil Service Station](#) – A request for a Conditional Use Permit to allow motor vehicle fuel sales in a B-2, Urban Commercial Zoning District and within the Highway Corridor Overlay Zoning District on a portion of Assessor's Parcel 58-9E. The property consists of 1.86 acres, located on the south side of Kings Highway, approximately 200 feet east of the entrance to Washington Square Plaza within the George Washington Election District. **(Time Limit: April, 23, 2013)**
4. [Amendment to the Zoning Ordinance](#) – Proposed Ordinance O13-04 would amend Stafford County Code, Section 28-35, Table 3.1 “District Uses and Standards,” to eliminate the minimum lot area of 1 lot per acre when on public water and sewer for cluster subdivisions in an A-1, Agricultural Zoning District, thereby establishing a uniform minimum lot size of 1 lot per acre with an average density of 1 lot per 1.5 acres for cluster subdivisions within an A-1 Zoning District. Proposed Ordinance O13-04 would also eliminate the density bonus maximum of 2.25 dwelling units per acre permitted by a conditional use permit in an R-1, Suburban Residential Zoning District. **(Time Limit: February 2, 2013)**

UNFINISHED BUSINESS

5. [Amendment to the Zoning Ordinance](#) – Proposed Ordinance O13-03 would amend Stafford County Code to add multi-family dwellings as a by-right use in the Recreational Business Campus (RBC) Zoning District, and establish intensity, height standards, and performance standards for multi-family dwellings. **(Time Limit: March 12, 2013) (History – Deferred December 12, 2012 to January 9, 2013)(Deferred January 9, 2013 to January 23, 2013)**
(Authorize for Public Hearing by: January 23, 2013)
(Potential Public Hearing Date: February 13, 2013)
6. Discussion of Public Notification Requirements. **(Deferred to February 13, 2013)**

NEW BUSINESS

7. [Planning Commission Annual Report](#)
8. [Discussion of Planning Commission 2013 Annual Work Plan](#)

PLANNING DIRECTOR’S REPORT

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

9. Proffer Guidelines

CHAIRMAN’S REPORT

10. Discuss Planning Commission Retreat

OTHER BUSINESS

11. TRC Information – Meeting February 13, 2013

APPROVAL OF MINUTES

None

ADJOURNMENT