

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**FEBRUARY 13, 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. [RC1200374; Reclassification – Embrey Mill Proffer Amendment](#) – A proposed amendment to proffered conditions to allow flexibility in site location and design for public park and school sites and amend additional proffers as described below regarding development of Assessor’s Parcels 29-53, 29G-AA, 29G-K, 29G-L, 29G-M, as well as 29G-1 lots 33 through 65, lots 81 through 120, lots 154 through 165, lots 187 through 199, lots 325 through 347, and lots A, E, F, H and J. The property, known as the Embrey Mill development, is zoned A-1, Agricultural; and PD-2, Planned Development 2 Zoning Districts and consists of approximately 957 acres. The property is located on the north side of Courthouse Road, just west of Austin Ridge Drive, within the Garrisonville Election District. **(Time Limit: May 13, 2013)**

2. [RC1200390; Reclassification – Elm Street Communities Inc. \(The Woods at Augustine\)](#) - A proposed reclassification from A-1, Agricultural to R-1, Suburban Residential Zoning District to allow 95 single-family detached residential units be developed on Assessor's Parcels 28-2A, 28-126 and 28-127. The property consists of 68.54 acres, located on the north side of Courthouse Road and east side of Shelton Shop Road in the Rock Hill Election District. **(Time Limit: May 13, 2013)**

3. [CUP1200392; Conditional Use Permit – Dunkin Donuts Warrenton Road](#) - A request for a Conditional Use Permit to allow a drive-through facility within the Highway Corridor Overlay Zoning District for a restaurant on Assessor's Parcel 45-23. The property is zoned B-2, Urban Commercial Zoning District and consists of 1.03 acres, located on the south side of Warrenton Road, approximately 450 feet west of Sanford Drive, within the Hartwood Election District. **(Time Limit: May 13, 2013)**

UNFINISHED BUSINESS

4. [Amendment to the Zoning Ordinance](#) – Proposed Ordinance O13-01 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)(Authorized public hearing for February 27, 2013)

5. [Discussion of Public Notification Requirements](#). (Deferred to February 13, 2013)
6. [Planning Commission Annual Report](#) (Deferred to February 13, 2013)
7. [Planning Commission 2013 Annual Work Plan](#) (Deferred to February 13, 2013)

NEW BUSINESS

8. [Amendment to the Subdivision Ordinance](#) – Proposed Ordinance O13-03 would amend Stafford County Code to increase the allowable time from fourteen (14) to sixty (60) days that the board of supervisors shall act upon any appeal filed. **(Time Limit: May 14, 2013)**
(Authorize for Public Hearing by: April 10, 2013)
(Potential Public Hearing Date: May 8, 2013)
9. [Amendment to the Subdivision Ordinance](#) – Proposed Ordinance O13-05 would amend Stafford County Code to extend the time to review and render a decision of technical changes from ten (10) to thirty (30) days and clarify the types of technical changes allowed and those not allowed. **(Time Limit: May 14, 2013)**
(Authorize for Public Hearing by: April 10, 2013)
(Potential Public Hearing Date: May 8, 2013)
10. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O13-07 would amend Stafford County Code to create a definition for public parking lot and modify the definition of public works to include the term public parking lot. Additionally, the proposed ordinance would allow public parking lots as conditional uses in several zoning districts. Public parking lots built by the County or other governmental entity would be a by-right use in most zoning districts. **(Time Limit: May 14, 2013)**
(Authorize for Public Hearing by: April 10, 2013)
(Potential Public Hearing Date: May 8, 2013)

PLANNING DIRECTOR’S REPORT

- Presentation by GIS staff regarding Pictometry
- Board of Supervisors’ direction on UDAs
- Time limit for Comprehensive Plan amendment for the Anne E. Moncure Elementary School relocation
- Comprehensive Plan amendment for Impact Fees

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

11. Proffer Guidelines

CHAIRMAN’S REPORT

12. Planning Commission Retreat

OTHER BUSINESS

13. TRC Information – Meeting February 27, 2013

APPROVAL OF MINUTES

None

ADJOURNMENT