

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**FEBRUARY 27, 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. [RC1200423; Reclassification – Jackson Family Rezoning](#) - A proposed reclassification from B-2, Urban Commercial to R-1, Suburban Residential Zoning District to allow continuation of a residential use on Assessor's Parcel 12-5, consisting of 2.66 acres and located on the north side of Telegraph Road, approximately 800 feet west of Jefferson Davis Highway in the Griffis-Widewater Election District. **(Time Limit: May 28, 2013)**

2. [Amendment to the Zoning Ordinance](#) – Proposed Ordinances O13-01 and O13-16 would amend Stafford County, Code Section 28-25, “Definition of specific terms;” Section 28-35, “Table 3.1, District Uses and Standards;” and Section 28-39, “Special Regulations.” Proposed Ordinance O13-01 would add Dormitory and Multi-family dwelling as by-right uses in the RBC, Recreational Business Campus Zoning District. Proposed O13-16 would add Dormitory and Multi-family dwelling as uses allowed with a conditional use permit in the RBC Zoning District. Both proposed Ordinance O13-01 and O13-16 would create a definition for Dormitory; delete School as a by-right use in the RBC Zoning District; establish intensity, height, and performance standards for multi-family dwellings; and limit the gross area of all multi-family communities to five (5) percent or less of the gross area of the district. **(Time Limit: March 12, 2013)**

3. [Amendment to the Zoning Ordinance](#) – Proposed Ordinance O13-09 would amend Stafford County Code, Section 28-35, “Table 3.1, District Uses and Standards,” to allow generating facilities as a by-right use in the A-1, Agricultural and M-2, Heavy Industrial Zoning Districts, when such facilities are located on land owned by Stafford County, the Commonwealth of Virginia, or another county, city, or political subdivision. **(Time Limit: May 14, 2013)**

UNFINISHED BUSINESS

4. [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) (History: Deferred at February 13, 2013 to February 27, 2013)**

5. [RC1200390; Reclassification – Elm Street Communities Inc.](#) - 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) (History: Deferred at February 13, 2013 to February 27, 2013)**
6. [Discussion of Public Notification Requirements.](#) **(History: Deferred at February 5, 2013 to February 13, 2013) (Deferred at February 13, 2013 until further direction from Planning Commission)**

NEW BUSINESS

7. [SUB1200343; Guys's Overlook, Preliminary Subdivision Plan](#) – A preliminary subdivision plan for 10 single family residential lots on 32.40 acres zoned A-1, Agricultural, located at the corner of Brooke Road and Marlborough Point Road on Assessor's Parcel 41-15, within the Aquia Election District. **(Time Limit: May 22, 2013)**
8. [SUB1200292; Westgate at Stafford Courthouse, Preliminary Subdivision Plan](#) – A preliminary subdivision plan for 51 single family residential lots on 24.33 acres zoned R-2, Urban Residential, located on the east side of Austin Ridge Drive and north of Courthouse Road on Assessor's Parcel 29-66A, within the Garrisonville Election District. **(Time Limit: May 22, 2013)**
9. [Comprehensive Plan Amendment for Impact Fees](#) - Amend the Comprehensive Plan by amending the textual document, "Stafford County, Virginia, Comprehensive Plan, 2010-2030," and the textual document, "Transportation Plan," to: (1) eliminate reference to the current impact fee areas; (2) establish a County-wide Impact Fee Service Area that would encompass all properties within the boundary of the County excluding lands within Quantico Marine Corps Base; (3) establish an Impact Fee project list; (4) provide maps depicting the proposed projects; and (5) amend the appendix of the Comprehensive Plan to eliminate old typical street cross sections for roadway design and establish new typical street cross sections for roadway design. **(Time Limit: April 6, 2013)**
(Authorize for Public Hearing by: February 27, 2013)
(Potential Public Hearing Date: March 27, 2013)
10. [Comprehensive Plan Amendment; Urban Development Areas](#) – Amend the Comprehensive Plan recommendations for Urban Development Areas and targeted growth areas in the County.
11. [Amendment to Zoning Ordinance](#) – Amend and reordain the Stafford County Code, Section 28-35, Table 3.1 "Districts Uses and Standards," to include the use of home occupations as a permitted by-right use in the RBC Zoning District. **(Time Limit: May 28, 2013)**
(Authorize for Public Hearing by: April 24, 2013)
(Potential Public Hearing Date: May 22, 2013)

12. [Amendment to Zoning Ordinance](#) – Amend and reordain the Stafford County Code, Section 28-183 “Building Permits” to remove the language granting authority to issue a building permits from the Zoning Administrator and the procedure for such action and clarify the language to ensure review of a building permit for compliance with the Zoning Ordinance. **(Time Limit: April 28, 2013)**
(Authorize for Public Hearing by: March 27, 2013)
(Potential Public Hearing Date: April 24, 2013)
13. [Amendment to Zoning Ordinance](#) - Amend and reordain Stafford County Code, Section 28-184, “Certificates of Occupancy,” to remove the language granting authority to issue a certificate of occupancy from the Zoning Administrator, and the procedure for such action, and to clarify the language to ensure that reviews of certificates of occupancy are in compliance with the Zoning Ordinance. **(Time Limit: April 28, 2013)**
(Authorize for Public Hearing by: March 27, 2013)
(Potential Public Hearing Date: April 24, 2013)
14. [Amendment to Zoning Ordinance](#) - Amend and reordain Stafford County Code, Section 28-39(c)(1). “Lawful Location of Manufactured Homes,” to remove the width requirement of nineteen feet (19’), and the word “conventional” from the Zoning Ordinance. **(Time Limit: April 28, 2013)**
(Authorize for Public Hearing by: March 27, 2013)
(Potential Public Hearing Date: April 24, 2013)
15. [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)**
(Scheduled for March 27, 2013 Public Hearing)
16. [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)**
(Scheduled for March 27, 2013 Public Hearing)
17. [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)(Schedule discussion with Economic Development staff on March 13, 2013)**
(Scheduled for May 8, 2013 Public Hearing)
18. [Comprehensive Plan Amendment; Anne E. Moncure Elementary School Relocation](#) – Consider an amendment to the Comprehensive Plan to include Assessor’s Parcels 20-66B, 20-66C, 21-15, and 21-16 within the Urban Services Area, and change the land use designation from Agricultural to Suburban. The property consists of 23.7 acres and is located on the northeast side of Juggins Road, south of Smith Lake Drive, within the Griffis-Widewater Election District. **(Time Limit: August 31, 2013)**
(Authorize for Public Hearing by: July 10, 2013)
(Potential Public Hearing Date: August 28, 2013)

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

19. Proffer Guidelines

CHAIRMAN'S REPORT

20. Planning Commission Retreat
21. Historic Preservation Awards

OTHER BUSINESS

22. TRC Information – Meeting March 13, 2013

APPROVAL OF MINUTES

None

ADJOURNMENT