

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**APRIL 10, 2013  
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. [COM1100211; Comprehensive Plan Amendment – Whitson Woods](#) - A proposal to amend the Comprehensive Plan 2010-2030 document, a component of the Comprehensive Plan in accordance with Section 15.2-2229 of the Code of Virginia (1950), as amended. The proposed amendment would change the land use recommendations for areas designated Suburban on the Land Use Plan, specifically to add the development of townhouse and multi-family residential dwelling units as an allowable use, where compatible with existing development patterns and where visual impacts from lower density residential uses or other incompatible uses are appropriately mitigated. This proposal would apply to multiple areas in the County, but also, is requested to specifically apply to Assessor's Parcel 20-125, located on the south side of Highpointe Boulevard, approximately 2,000 feet west of Mine Road, within the Garrisonville Election District. **(Time Limit: June 9, 2013)**
2. [RC1100212; Reclassification – Whitson Woods Rezoning](#) - A proposed reclassification from R-1, Suburban Residential to R-3, Urban Residential Zoning District to allow townhouse dwelling units on Assessor's Parcel 20-125, consisting of 17.6 acres, located on the south side of Highpointe Boulevard, approximately 2,000 feet west of Mine Road in the Garrisonville Election District. **(Time Limit: July 9, 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: July 9, 2013)**
4. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O13-11 would amend Stafford County Code Section 28-183, "Building Permits," to remove the language granting authority to issue building permits by 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)**

5. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O13-12 would amend Stafford County Code Section 28-184, "Certificates of Occupancy," to remove the language granting authority to issue a certificate of occupancy by 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)**
6. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O13-13 would amend 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)**
7. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O13-14 would amend Stafford County Code Section 28-35, Table 3.1, "Districts Uses and Standards," to include the use of home occupations as a use permitted by-right in the Recreational Business Campus Zoning District. **(Time Limit: May 28, 2013)**

#### UNFINISHED BUSINESS

8. [CUP1200415 Conditional Use Permit – Brooke Village](#) - A request for a Conditional Use Permit to allow a Cluster Subdivision with a maximum density of 2.25 dwelling units per acre on Assessor's Parcels 54C-1-26 and 54C-1-27, zoned R-1, Suburban Residential Zoning District. The property consists of 9.54 acres, located on the south side of Little Whim Road, approximately 250 feet west of Brooke Road within the George Washington Election District. **(Time limit: June 25, 2013) (History: Deferred at March 27, 2013 to April 10, 2013)**
9. [Comprehensive Plan Amendment; Urban Development Areas](#) - Amend the Comprehensive Plan recommendations for Urban Development Areas and targeted growth areas in the County. **(Deferred at February 27, 2013 until further information from staff) (History: Deferred at March 27, 2013 to April 10, 2013)**
10. [Comprehensive Plan Amendment for Transfer of Development Rights \(TDR\)](#) - Amend the Comprehensive Plan by adopting textual amendment to the Comprehensive Plan regarding the Transfer of Development Rights Program, including the Sending and Receiving Area Map. **(Time Limit: May 12, 2013)**  
*(Scheduled for April 24, 2013 Public Hearing)*
11. [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)*
12. [Amendment to Zoning Ordinance](#) - Amend and reordain Stafford County Code, Section 28-59, "Highway Corridor Overlay District (HC)," to exclude drive through facilities and hotels/motels from the requirement for a Conditional Use Permit in the HC district; and to update and amend the development standards of the HC district. **(Time Limit: June 11, 2013) (History: Deferred at March 13, 2013 to March 27, 2013)**  
*(Scheduled for May 8, 2013 Public Hearing)*

13. Amendment to Zoning Ordinance - Amend and reordain Stafford County Code, Section 28-39, "Special Regulations," to establish processes that allow for waivers to required Master Plan components and deviations or modifications of the development standards in the UD, Urban Development Zoning District. **(Time Limit: June 11, 2013) (History: Deferred at March 13, 2013 to March 27, 2013)**  
*(Scheduled for May 22, 2013 Public Hearing)*
  
14. 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)*
  
15. 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

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

16. Proffer Guidelines

CHAIRMAN'S REPORT

OTHER BUSINESS

17. TRC Information – Meeting April 24, 2013

APPROVAL OF MINUTES

None

ADJOURNMENT