

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**MAY 8, 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. [CUP1300176; Conditional Use Permit – George Washington’s Boyhood Home at Ferry Farm](#) - A request for a Conditional Use Permit to allow two existing employee dwellings to remain on Assessor’s Parcels 54-91 and 92A in a HI, Heritage Interpretation Zoning District. The property consists of 12.6 acres, located on the west side of Kings Highway just south of Jett Drive within the George Washington Election District. **(Time Limit: August 6, 2013)**

2. [RC1300177; Reclassification – George Washington’s Boyhood Home at Ferry Farm](#) - A proposed reclassification to remove the HR, Historic Resource Overlay Zoning District from Assessor’s Parcels 54-93 and 93A, zoned HI, Heritage Interpretation Zoning District. The property consists of 76.94 acres, located on the west side of Kings Highway at the intersection with Ferry Road within the George Washington Election District. **(Time Limit: August 6, 2013)**

3. [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)**

4. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O13-23 would amend Stafford County Code, Section 28-59, “Highway Corridor Overlay District (HC)” to amend the development standards in the HC district to allow a developer to provide a payment in lieu of constructing a sidewalk with permission of the County Administrator and allow the construction of a curb without gutter when appropriate and specify that architectural treatment of building facades be designed to the Neighborhood Design Standards Plan of the Comprehensive Plan. **(Time Limit: June 11, 2013)**

UNFINISHED BUSINESS

5. [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) (History: Deferred at April 10, 2013 to April 24, 2013) (Deferred at April 24, 2013 to May 8, 2013)**
6. [RC1100212; Reclassification – Whitson Woods Rezoning](#) - A proposed reclassification from R-1, Suburban Residential to R-3, Urban Residential-High Density 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) (History: Deferred at April 10, 2013 to April 24, 2013) (Deferred at April 24, 2013 to May 8, 2013)**
7. [Transfer of Development Rights \(TDR\)](#) - Amend the Comprehensive Plan and Zoning Ordinance by adopting textual amendments regarding the Transfer of Development Rights Program, including the Sending and Receiving Area Map.
8. [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)**
(Scheduled for June 1, 2013 Retreat)
9. [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)**
(Scheduled for May 22, 2013 Public Hearing)
10. [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)
11. [Discussion of Public Notification Requirements](#) **(History: Deferred at February 5, 2013 to February 13, 2013)**
(Scheduled for June 1, 2013 Retreat)

NEW BUSINESS

12. [Discuss Density Bonus for R-1 Cluster Development](#)

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

13. Proffer Guidelines

CHAIRMAN'S REPORT

OTHER BUSINESS

14. TRC Information – Meeting May 22, 2013

APPROVAL OF MINUTES

None

ADJOURNMENT