

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**GEORGE L. GORDON, JR., GOVERNMENT CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**MAY 22, 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. [CUP1200299; Conditional Use Permit – Crucible Properties II, LLC](#) - A request for a Conditional Use Permit to allow an Industrial School in a M-1, Light Industrial Zoning District on Assessor's Parcel 35-22. The property consists of 87.59 acres located at the end of Jack Ellington Road, approximately 1,000 feet east of Richards Ferry Road, within the Hartwood Election District. **(Time Limit: July 21, 2013)**

2. [CUP1300045; Conditional Use Permit – Sydney Hastings Office Buildings 1 and 2](#) - A request for a Conditional Use Permit to allow an exception to the height requirements in a B-2, Urban Commercial Zoning District. Specifically, the applicant requests an exception to build an 8-foot high fence in the front yard on Assessor's Parcels 45-92B and 92D. The property consists of 2.49 acres located to the northwest of the intersection of Solomon Drive with Melchers Drive, within the George Washington Election District. **(Time Limit: July 21, 2013)**

3. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O13-20 would amend Stafford County Code, Section 28-39(u), "UD urban development," to allow and establish standards for administrative waivers of required Master Plan components. The proposed ordinance would also define, allow, and establish procedures for processing requests for technical modifications to approved Master Plans. Lastly, Proposed Ordinance O13-20 would allow and establish procedures for requesting deviations or modifications of specific siting or configuration standards under Stafford County Code 28-39(u)(1). **(Time Limit: June 11, 2013)**

UNFINISHED BUSINESS

4. [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) (History: Deferred at May 8, 2013 to May 22, 2013)**

5. [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.
6. [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)
7. [Discussion of Public Notification Requirements](#) **(History: Deferred at February 5, 2013 to February 13, 2013)**
(Scheduled for June 1, 2013 Retreat)
8. [Proffer Guidelines](#) - Discuss proposed amendments to the County's proffer guidelines for zoning reclassifications. **(History: Deferred at May 8, 2013 to June 26, 2013)**
9. [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)

NEW BUSINESS

10. [Historic Resource Overlay](#)

PLANNING DIRECTOR'S REPORT

- [JLUS Update](#)
- Minutes

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

11. Proffer Guidelines

CHAIRMAN'S REPORT

OTHER BUSINESS

12. TRC Information – Meeting June 12, 2013 - Cancelled

APPROVAL OF MINUTES

None

ADJOURNMENT