

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**JUNE 26, 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. [COM1200323; Comprehensive Plan Compliance Review, Clift Farm Quarter](#) - A request for review to determine compliance with the Comprehensive Plan, in accordance with Virginia Code, Section 15.2-2232, for the extension of public water and sewer outside of the Urban Services Area, to serve up to 108 lots on Assessor's Parcels 38-123A and 38-124 (portion), located along Eskimo Hill Road, approximately 2,000 feet east of State Shop Road within the Aquia and Falmouth Election Districts. **(Time Limit: August 25, 2013)**
2. [RC1300240; Reclassification – Embrey Mill Proffer Amendment](#) - A proposed amendment to proffered conditions on Assessor’s Parcel 29-53B, a portion of the development known as Embrey Mill, consisting of 93.11 acres, zoned PD-2, Planned Development 2 Zoning District, to allow flexibility in the type and number of multi-family dwellings and amend additional proffers. The property is located on the north side of Courthouse Road, just west of Austin Ridge Drive, within the Garrisonville Election District. **(Time Limit: September 24, 2013)**
3. [RC1200009; Reclassification – Abberly at South Campus](#) - A proposal to reclassify from B-2, Urban Commercial and B-3, Office to the UD, Urban Development, Sub-district UD-4, Zoning District to allow 288 multi-family residential units to be developed on Assessor's Parcel 39-16L and portions of Assessor’s Parcels 39-16, 39-16B, 39-16H and 39-16J. The property consists of 22.70 acres, located on the west side of Old Potomac Church Road, approximately 2,000 feet south of Hospital Center Boulevard, in the Aquia Election District. **(Time Limit: September 24, 2013)**
4. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O13-31 would amend and reordain Stafford County Code, Section 28-58(d), “Historic resource overlay district regulations,” to reduce the required time frame for the Architectural Review Board to receive complete applications prior to its meeting from thirty (30) days to fourteen (14) days or more. In addition, the proposed ordinance would add the word “complete” prior to “application.” **(Time Limit: August 5, 2013)**

UNFINISHED BUSINESS

5. [Proffer Guidelines](#) - Discuss proposed amendments to the County's proffer guidelines for zoning reclassifications. **(History: Deferred at May 8, 2013 to June 26, 2013)**
6. [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. **(Time Limit: August 30, 2013) (Deferred to June 12, 2013 to June 26, 2013)**
(Authorize for Public Hearing by: July 10, 2013)
(Potential Public Hearing Date: August 28, 2013)
7. [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: August 28, 2013) (History: Deferred at May 22, 2013 to June 26, 2013) (Deferred at June 12, 2013 to August 28, 2013)**
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)**
9. [Discussion of Public Notification Requirements](#) **(Deferred at February 13, 2013 until further information from staff)**

NEW BUSINESS

10. [Amendment to Subdivision Ordinance](#) - Proposed Ordinance O13-37 would amend Stafford County Code, Section 22-118, "Water and Sewer" to exempt boundary-line adjustment applications from the drainfield land area requirements and provide a reserve drainfield area equal to 100 percent of the primary drainfield size. All lots shall have a primary and reserve drainfield of equal size and capacity to ensure that the drainfield will accommodate the number of bedrooms for the home making drainfield requirements on existing lots less stringent. **(Time Limit: September 10, 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

11. Proffer Guidelines

CHAIRMAN'S REPORT

OTHER BUSINESS

12. TRC Information – Meeting July 10, 2013

APPROVAL OF MINUTES

March 13, 2013

March 27, 2013

April 10, 2013

April 24, 2013

ADJOURNMENT