

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**JULY 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. [RC1300138; Reclassification – Leeland Station Proffer Amendment](#) - A proposal to amend proffered conditions on Assessor's Parcels 46-92B, 46-93 (portion), and 46-93E, zoned PD-1, Planned Development-1, consisting of 131.61 acres. The Property is located on the north side of Primmer House Road, and east and west sides of Leeland Road, within the Falmouth Election District. **(Time Limit: October 8, 2013)**
  
2. [Amendment to the Subdivision and Zoning Ordinance](#) - Proposed Ordinance O13-34 would amend Stafford County Code, Section 22-215, "Lighting," to clarify and define pedestrian scale lighting and street lighting. The proposed Ordinance would also amend Section 28-25, "Definition of Specific Terms," to define several terms associated with lighting in the proposed amendments. Proposed Ordinance O13-34 would further amend Section 28-87, "Outdoor lighting standards," to (1) create new outdoor lighting standards for all new commercial, industrial, and residential lighting installations or replacement of existing outdoor lighting fixtures; (2) create new lighting standards that will minimize glare, light trespass, overlighting, and skyglow, while improving safety and security, and conserving energy for businesses and residents of the County; (3) create exemptions from the lighting standards for certain listed uses, such as nonconforming uses, government lighting requirements, lights for emergency use, holiday lights, flag lighting, and airport lighting; and (4) create exemptions from and allow modification, waiver, or variation of the lighting standards for uses, as determined by the Zoning Administrator or CPTED official, applying specific standards as provided in the Ordinance. Additionally, the proposed Ordinance would streamline the review process by eliminating the need for conditional use permits in all zoning districts for pole heights taller than the zoning district's standards. **(Time Limit: November 18, 2013)**

3. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O13-36 would amend Stafford County Code, Section 28-25, "Definition of Specific Terms," to add definitions for the following terms: beer, brewery, distillery, and microbrewery. The proposed Ordinance would amend Section 28-35, Table 3.1, "District Uses and Standards," to allow a microbrewery by conditional use permit in a B-2, Urban Commercial zoning district and by-right in an M-1, Light Industrial and M-2, Heavy Industrial zoning district; to allow a microbrewery with facilities for social events by conditional use permit in an M-1 and M-2 zoning districts; and to allow distillery and brewery use by conditional use permit in an M-1 zoning district and by-right in a M-2 zoning district and allow a brewery or distillery use with facilities for social events by conditional use permit in the M-2 zoning district. Lastly, proposed Ordinance O13-36 would add Section 28-39(w), "Microbrewery," to the County Code to proscribe special regulations associated with microbrewery use. **(Time Limit: August 20, 2013)**

#### UNFINISHED BUSINESS

4. [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: October 31, 2013) (History: Deferred at June 26, 2013 to July 10, 2013)**
5. [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) (History: Deferred at June 26, 2013 to July 10, 2013)**
6. [Proffer Guidelines](#) - Discuss proposed amendments to the County's proffer guidelines for zoning reclassifications. **(History: Deferred at May 8, 2013 to June 26, 2013) (Deferred at June 26, 2013 to July 10, 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. [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) (History: Deferred at June 26, 2013 to August 28, 2013)**
9. [Comprehensive Plan Amendment; Urban Development Areas](#) - Amend the Comprehensive Plan recommendations for Urban Development Areas and targeted growth areas in the County. **(History: Deferred at February 27, 2013 until further information from staff)**

10. Discussion of Public Notification Requirements (**History: Deferred at February 13, 2013 until further information from staff**)

#### NEW BUSINESS

11. [WAV1300263; Moncure Valley; Right-of-Way Additions](#) - A waiver of Stafford County Code Section 22-167, Right-of-Way Additions, for a preliminary subdivision plan for 117 single family lots, zoned R-1, Suburban Residential, consisting of 53.08 acres located on the west side of Bells Hill Road approximately 1,900 feet north of the intersection with Jefferson Davis Highway on Assessor's Parcels 30-19, 30-19A, 30-20, 30-21, 30-22, 30-22A and 30-22B within the Aquia Election District. (**Time Limit: October 8, 2013**)
12. [SUB1200440; The Glens Section 10 Preliminary Subdivision Plan](#) – A preliminary subdivision plan for 11 single family residential lots on 37.06 acres zoned A-1, Agricultural, located on the west side of Mountain View Road approximately 2,100 feet south of Stefaniga Road on Assessor's Parcel 28-22D, within the Rock Hill Election District. (**Time Limit: October 8, 2013**)
13. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O13-38 would amend Stafford County Code Section 28-35, Table 3.1, "Districts Uses and Standards" to further clarify the minimum lot size that will apply in a cluster designed subdivision in the A-1, Agricultural and A-2, Rural Residential Zoning Districts. (**Time Limit: August 31, 2013**)  
(*Authorize for Public Hearing by: July 10, 2013*)  
(*Potential Public Hearing Date: August 28, 2013*)
14. [Index of Official Road Names](#) – Amend the Addressing Ordinance for road names affected by the Courthouse Road (Route 630)/ Interstate 95 Interchange project and the Rocky Pen Run Reservoir project. (**Time Limit: October 8, 2013**)  
(*Authorize for Public Hearing by: August 28, 2013*)  
(*Potential Public Hearing Date: September 25, 2013*)

#### PLANNING DIRECTOR'S REPORT

#### COUNTY ATTORNEY'S REPORT

#### COMMITTEE REPORTS

15. Proffer Guidelines

#### CHAIRMAN'S REPORT

#### OTHER BUSINESS

16. TRC Information – Meeting August 14, 2013

#### APPROVAL OF MINUTES

May 8, 2013

#### ADJOURNMENT