

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

SPECIAL MEETING

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

**AUGUST 14, 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

N/A

UNFINISHED BUSINESS

1. [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 on June 26, 2013 to August 28, 2013) (Commission voted July 10, 2013 to move to August 14, 2013)**

2. [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 an 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) (History: Deferred on July 10, 2013 to August 14, 2013)**

3. [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) (History: Deferred on July 10, 2013 to August 14, 2013)**

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 on June 26, 2013 to July 10, 2013) (Deferred on July 10, 2013 to August 14, 2013)**

NEW BUSINESS

N/A

PLANNING DIRECTOR'S REPORT

N/A

COUNTY ATTORNEY'S REPORT

N/A

COMMITTEE REPORTS

N/A

CHAIRMAN'S REPORT

N/A

OTHER BUSINESS

N/A

APPROVAL OF MINUTES

N/A

ADJOURNMENT