

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

AUGUST 28, 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. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O13-38 would amend Stafford County Code, Section 28-35, Table 3.1, "District Uses and Standards" to state that the minimum lot size for cluster-designed subdivisions in the A-1, Agricultural Zoning District is 1.5 acres in area and in the A-2, Rural Residential Zoning District is 0.7 acre in area. The proposed Ordinance amendment would remove the references to "density" with regards to cluster subdivisions from the current Section 28-35, Table 3.1, "District Uses and Standards" of the Zoning Ordinance, replacing the references to density with "lot size" or "lot area." **(Time Limit: September 30, 2013)**
2. [RC1300001; Reclassification – 610 Park Ridge](#) - A proposed reclassification from the A-1, Agricultural Zoning District to the B-2, Urban Commercial Zoning District to allow for the development of a commercial retail, service, and office complex on Assessor's Parcel 20-20A, consisting of 9.24 acres, located on the south side of Garrisonville Road and east side of Parkway Boulevard within the Garrisonville Election District. **(Time Limit: November 26, 2013)**
3. [CUP1300002; Conditional Use Permit – 610 Park Ridge](#) - A request for a Conditional Use Permit to allow (1) motor vehicle fuel sales in a B-2, Urban Commercial Zoning and within the Highway Corridor Overlay Zoning District, (2) an automobile service facility in a B-2, Urban Commercial Zoning and within the Highway Corridor Overlay Zoning District, (3) a convenience store within the Highway Corridor Overlay Zoning District, and (4) three drive-through facilities within the Highway Corridor Overlay Zoning District. The drive-through facilities are for a proposed bank, pharmacy, and gas station with convenience store. The site is on Assessor's Parcel 20-20A, consisting of 9.24 acres, and located on the south side of Garrisonville Road and east side of Parkway Boulevard within the Garrisonville Election District. **(Time Limit: November 26, 2013)**

4. [RC1300191; Reclassification – Walgreens at Heritage Commerce Center](#) - A proposed reclassification from M-2 Zoning District to B-2 Zoning District to allow a Pharmacy on Assessor’s Parcel 44N-1-5, consisting of 1.542 acres, located on the southwest corner of the intersection of Warrenton Road and Commerce Parkway within the Hartwood Election District. **(Time Limit: November 26, 2013)**
5. [CUP1300192; Conditional Use Permit – Walgreens at Heritage Commerce Center](#) - A request for a Conditional Use Permit to allow a drive-thru within the HC, Highway Corridor Overlay District for a pharmacy on Assessor’s Parcel 44N-1-5. The property is proposed for the B-2, Urban Commercial Zoning District and consisting of 1.542 acres, located on the southwest corner of the intersection of Warrenton Road and Commerce Parkway within the Hartwood Election District. **(Time Limit: November 26, 2013)**
6. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O13-48 would amend Stafford County Code, Section 28-25, “Definition of specific terms;” Section 28-355, “Applicability;” Section 28-356, “Rights to transfer developments rights; general provisions;” Section 28-357, “Sending Properties;” Section 28-358, “Receiving Properties;” Section 28-359, “Calculation of development rights;” and Section 28-360, “Transfer of development rights sending property limitations.” **(Time Limit: August 31, 2013)**
7. [Amendment to the Stafford County Comprehensive Plan \(“Plan”\)](#) - The Planning Commission will consider a proposal to amend the Plan dated January 17, 2012, in accordance with Virginia Code Section 15.2-2229 regarding Transfer of Development Rights (TDR). The proposed amendment would modify Chapter 3 of the Plan to incorporate amendments to the textual document and adopt one new map entitled Figure 3.8, Transfer of Development Rights (TDR) Sending and Receiving Areas Map. The proposed Sending and Receiving Areas Map generally depicts the area south of Aquia Creek, east of the CSX Rail Line, and north of Potomac Creek as a sending area for the TDR program and the proposed Map designates the Courthouse Redevelopment Area (RDA) as the receiving area for the TDR program. The proposed amendments describe sending properties as parcels which are: (1) designated agricultural, rural, or park in the Plan; (2) located in a sending area, as designated on the Sending Area Map; and (3) zoned A-1, Agricultural or A-2, Rural Residential on the Zoning Map, and be either (a) a separate parcel, in existence on the effective date of the Ordinance, that is at least twenty (20) acres; (b) contiguous parcels, in existence on the effective date of the Ordinance, comprised of at least twenty (20) acres, and under the same ownership on the date of the application; or (c) a separate parcel, in existence on the effective date of the Ordinance, that is at least two (2) acres and designated as Park on the Land Use Map in the Plan. Under the proposed amendments, the sending areas could send up to approximately 1,236 development rights to the receiving area and the receiving area could accept approximately 2,367 development rights. The proposed amendments describe receiving properties as parcels which are: (1) zoned A-1, Agricultural; R-1, Suburban Residential; R-4, Manufactured Homes; PD-1, Planned Development-1; PD-2, Planned Development-2; P-TND, Planned Traditional Neighborhood Development; UD, Urban Development; or B-3, Office; (2) located in a receiving area, as designated on the Receiving Area Map; (3) located inside the Urban Services Area (USA); (4) designated as part of a RDA; and (5) included in an assessment of the infrastructure in the receiving area to accept increased density and plans to provide necessary utilities. For non-residential purposes, the proposed amendment provides that one residential development right severed from a sending area will be deemed the equivalent of the right to construct up to three thousand (3,000) square feet of commercial space in a receiving area, provided that commercial uses are allowed in the zoning district of the receiving area. **(Time Limit: August 31, 2013)**

UNFINISHED BUSINESS

8. [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)**
9. [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) (Deferred on August 14, 2013 to August 28, 2013)**
10. [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) (History: Deferred at July 10, 2013 to August 28, 2013)**
(Authorize for Public Hearing by: August 28, 2013)
(Potential Public Hearing Date: September 25, 2013)
11. [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) (Deferred at July 10, 2013 to August 28, 2013)**
12. [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) (Deferred on August 14, 2013 to September 11, 2013)**
13. [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)**
14. [Discussion of Public Notification Requirements](#) **(History: Deferred at February 13, 2013 until further information from staff)**

NEW BUSINESS

15. [SUB1100373; Brooke Village Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 20 single family residential lots on 9.54 acres zoned R-1, Suburban Residential, located on the south side of Little Whim Road, approximately 250 feet west of Brooke Road on Assessor's Parcels 54C-1-26 and 54C-1-27, within the George Washington Election District. **(Time Limit: November 20, 2013)**

16. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O13-46 would amend Stafford County Code, Section 28-35, Table 3.1, "District Uses and Standards," and Section 28-39(s)(2), "[Master plan.]," HI, Heritage Interpretation Zoning District. The proposed ordinance amendment would correct an error in a section number that was previously misidentified in Section 28-35, Table 3.1, "District Uses and Standards," and would require a review and recommendation of a master plan by the Planning Commission to Section 28-39(s)(2), "[Master plan.]." (**Time Limit: November 12, 2013**)
(*Authorize for Public Hearing by: September 25, 2013*)
(*Potential Public Hearing Date: October 23, 2013*)

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

17. TRC Information – Meeting September 11, 2013

APPROVAL OF MINUTES

May 22, 2013

June 12, 2013

June 26, 2013

July 10, 2013

ADJOURNMENT