

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

OCTOBER 9, 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

UNFINISHED BUSINESS

1. [Celebrate Virginia North – Zoning Ordinance Amendment, Reclassification and Conditional Use Permit](#) - The Planning Commission is to consider making recommendations on the following items: a zoning ordinance amendment to allow multi-family dwellings in the Recreational Business Campus, RBC, Zoning District, pursuant to proposed Ordinance O13-50; a reclassification from M-2, Heavy Industrial to RBC, Recreational Business Campus pursuant to application RC1300345 and proposed Ordinance O13-49; and a Conditional Use Permit for multi-family dwellings in a RBC zoning district pursuant to application CUP1300346 and proposed Resolution R13-274. **(Time Limit: December 30, 2013)**
2. [RC1300296; Reclassification – Colonial Forge Proffer Amendment](#) - A proposed amendment to proffered conditions on Assessor's Parcels 28-94, 28-94A, 28-100, 29-27, and 29-31, a portion of the original development known as Augustine, consisting of 110.17 acres, zoned R-3, Urban Residential – High Density Zoning District, to remove phasing requirements for the commercial development. The Property is located on the south side of the intersection of Courthouse Road and Woodcutters Road, within the Hartwood Election District. **(Time Limit: December 10, 2013)**
(History: Public Hearing continued from September 11, 2013 to October 9, 2013)
3. [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)** **(Deferred on August 28, 2013 to September 25, 2013)** **(Deferred on September 25, 2013 to October 9, 2013)**

4. [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) (History: Deferred on August 28, 2013 to September 11, 2013) (Deferred on September 11, 2013 to October 23, 2013)**
5. [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, within the Highway Corridor Overlay Zoning District, (2) an automobile service facility in a B-2, Urban Commercial Zoning, 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) (History: Deferred on August 28, 2013 to September 11, 2013) (Deferred on September 11, 2013 to October 23, 2013)**
6. [Proffer Guidelines](#) - Discuss proposed amendments to the County's proffer guidelines for zoning reclassifications. **(History: Deferred on May 8, 2013 to June 26, 2013) (Deferred on June 26, 2013 to July 10, 2013) (Deferred on July 10, 2013 to August 28, 2013) (Deferred on August 28, 2013 to September 11, 2013) (Deferred on September 11, 2013 to September 25, 2013) (Deferred on September 25, 2013 to October 23, 2013)**
7. [Comprehensive Plan Amendment; Urban Development Areas](#) - Amend the Comprehensive Plan recommendations for Urban Development Areas and targeted growth areas in the County. **(History: Deferred on February 27, 2013 until further information from staff)**
8. [Discussion of Public Notification Requirements](#) **(History: Deferred on February 13, 2013 until further information from staff)**

NEW BUSINESS

9. [Lot size and open space requirement for A-1, Agricultural zoned cluster-designed subdivisions](#)

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

10. TRC Information – Meeting October 23, 2013

APPROVAL OF MINUTES

August 28, 2013

ADJOURNMENT