

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

JUNE 25, 2014  
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. [COM1400218; Comprehensive Plan Compliance Review, Crow's Nest Harbour \(portion\)](#) - A request 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 260 parcels, within a portion of the Crow's Nest Harbour Subdivision. The subject Assessor's Parcels are located along both sides of Raven Road, approximately 5,000 feet east and 1,400 feet south of Brooke Road, within the Aquia Election District. **(Time Limit: August 13, 2014)**
2. [RC1400095; Reclassification – Quantico Corporate Center Building A-1](#) - A proposed reclassification from the M-1, Light Industrial Zoning District to the B-2, Urban Commercial Zoning District, to allow for the development of a commercial office building with a child care center on a portion of Assessor's Parcel 13C-F, consisting of 3.636 acres, located on the north side of Corporate Drive in Quantico Corporate Center, within the Griffis-Widewater Election District. **(Time Limit: September 23, 2014)**
3. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O14-10 would amend Stafford County Code, Section 28-25, "Definitions of specific terms;" Section 28-33, "Districts generally;" Section 28-34, "Purpose of districts;" Section 28-38(k), "Setbacks from critical resource protection area (RPA);" Section 28-62, "Chesapeake Bay Preservation Area Overlay District;" and Section 28-314(e), "Civil violations of Chesapeake Bay Preservation Area Overlay District." The proposed amendments would modify the Zoning Ordinance to remove regulations related to the Virginia Chesapeake Bay Preservation Act, including removal of the Chesapeake Bay Preservation Overlay District, which applies to all land in the County. **(Time Limit: July 22, 2014)**
4. [Amendment to Stafford County Code](#) - Proposed Ordinance O14-11 would amend the Stafford County Code to create Chapter 27B, entitled "Chesapeake Bay Preservation Area" (CBPA). **(Time Limit: July 22, 2014)**

5. [Amendment to Subdivision Ordinance](#) - Proposed Ordinance O14-12 would amend Stafford County Code, Section 22-90, "Plan of development process," to change the reference from Section 28-62 to Chapter 27B within the Subdivision Ordinance, thereby requiring that all development and stormwater managements plans satisfy the requirements of Stafford County Code, proposed Chapter 27B, "Chesapeake Bay Preservation Area." **(Time Limit: July 22, 2014)**

#### UNFINISHED BUSINESS

6. [CUP1400145; Conditional Use Permit – Falls Run Industrial Park Auto Sales](#) - A request for a Conditional Use Permit to allow motor vehicle sales within the M-1, Light Industrial Zoning District, on Assessor's Parcels 44-120P and 44-121J, consisting of 2.01 acres, located on the south side of Nelms Circle, approximately 700 feet east of Falls Run Drive, within the George Washington Election District. **(Time Limit: September 13, 2014) (History: Deferred on June 11, 2014 to June 25, 2014)**
7. [RC1300324; Reclassification – Oakenwold](#) - A proposed reclassification from the A-1, Agricultural Zoning District to the P-TND, Planned Traditional Neighborhood Development Zoning District, with proffered conditions, to allow a planned community, including up to 695 residential units and up to 250,000 square feet of commercial floor area, on Assessor's Parcel 37-80. The property consists of 231.6 acres, and is located on the south side of Centerport Parkway and east side of Mountain View Road, within the Hartwood Election District. **(Time Limit: July 9, 2014) (History: March 26, 2014 Public Hearing Continued to April 23, 2014) (Deferred on April 23, 2014 to May 19, 2014 Work Session) (Deferred on May 19, 2014 to June 11, 2014) (Deferred on June 11, 2014 to July 9, 2014)**
8. [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) (Scheduled for June 21, 2014 Retreat)**
9. [Zoning and Subdivision Ordinances](#) - Review the definitions of the Zoning and Subdivision Ordinances for consistency with each document and the Virginia Code; and make necessary recommendations to ensure consistency and any changes deemed necessary to ensure the definitions are understood in a clear and concise manner. **(History: Deferred on May 14, 2014 to June 21, 2014 Retreat)**

#### NEW BUSINESS

10. [SUB1300405; Whitson Woods, Preliminary Subdivision Plan](#) - A proposed preliminary subdivision plan for 55 townhouse units on 17.6 acres, including a waiver for the number of entrances (WAI13000393) on Assessor's Parcel 20-125, zoned R-3, Urban Residential-High Density, located on the west side of Highpointe Boulevard and south of Independence Drive, within the Garrisonville Election District. **(Time Limit: September 17, 2014)**

#### PLANNING DIRECTOR'S REPORT

#### COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

11. TRC Information - None

APPROVAL OF MINUTES

May 14, 2014

ADJOURNMENT