

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

SEPTEMBER 24, 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. [Amendment to the Stafford County Comprehensive Plan \(the Plan\)](#) - A proposal to amend the textual document, "Stafford County, Virginia, Comprehensive Plan 2010-2030," dated January 17, 2012, specifically Chapter 5, "The Public Costs of Growth and Development," with regards to the Proffer Guidelines. **(Time Limit: October 12, 2014)**
2. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O14-28 would amend the Zoning Ordinance, Stafford County Code Section 28-58(d), "Historic resource overlay district regulations," to allow exterior painting, except when proposed on unpainted masonry surfaces, to be deemed minor work and subject to review and approval by the agent or his designee instead of the Architectural Review Board. **(Time Limit: October 7, 2014)**
3. [Amendment to the Stafford County Comprehensive Plan \(the Plan\)](#) - A proposal to amend the "Stafford County, Virginia, Comprehensive Plan 2010-2030," dated January 17, 2012, to implement a Transfer of Development Rights (TDR) program. The proposed amendment would modify Chapter 3, "The Land Use Plan," to incorporate amendments to the textual document and adopt a new map entitled Figure 3.8, Transfer of Development Rights Sending and Receiving Areas ("Map"). **(Time Limit: October 30, 2014)**
4. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O14-26 would amend the Zoning Ordinance, Stafford County Code Section 28-35, Table 3.1, "District Uses and Standards," and Table 3.1(a), "Standards for Transfer of Development Rights (TDR);" Section 28-355, "Applicability;" Section 28-356, "Right to transfer development 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 development limitations" to modify the TDR Ordinance. **(Time Limit: October 30, 2014)**

UNFINISHED BUSINESS

5. [RC1400142; Reclassification – Austin Ridge Commercial](#) - A proposed reclassification from the PD-1, Planned Development 1 Zoning District to the B-2, Urban Commercial Zoning District, to allow for an entrance road and two commercial pad sites as part of a proposed shopping center on a portion of Assessor's Parcel 29-60. The portion of the property, which is the subject of this request, consists of 3.39 acres and is located on the east side of Austin Ridge Drive, 1,200 feet south of Century Street, within the Garrisonville Election District. **(Time Limit: November 11, 2014) (History: Deferred on August 13, 2014 to September 10, 2014) (Deferred on September 10, 2014 to September 24, 2014)**
6. [Legislative Agenda](#) - Discuss potential legislative initiatives for consideration for the 2015 Virginia General Assembly.
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) (Discussed at June 21, 2014 Retreat) (Staff coordinating with Chairman)**

NEW BUSINESS

8. [SUB1400232; Shelton Knolls, Preliminary Subdivision Plan](#) - A preliminary subdivision plan with proffers and conditions for 94 residential lots with a maximum density of 2.25 dwelling units/acre on Assessor's Parcel 28-128A, zoned R-1, Suburban Residential, consisting of 47.74 acres, located on the east side of Shelton Shop Road, approximately 900 feet north of Courthouse Road, within the Rock Hill Election District. **(Time Limit: December 17, 2014)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

9. TRC Information - October 8, 2014

APPROVAL OF MINUTES

July 9, 2014 (for re-approval)

ADJOURNMENT