

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

OCTOBER 22, 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. [CUP14150319; Conditional Use Permit – North Stafford Office Complex Retail Food Store](#) - A request for a Conditional Use Permit (CUP) to allow a drive-through facility within the HC, Highway Corridor Overlay Zoning District. The drive-through facility is proposed for a retail food store on a portion of Assessor's Parcels 19-31A, 19-31B, 19-31C, and 19-32, consisting of 5.22 acres, located on the south side of Garrisonville Road approximately 1,000 feet east of Furnace Road, within the Rock Hill Election District. **(Time Limit: January 20, 2015)**
2. [RC1400004; Reclassification – Liberty Knolls II](#) - A proposed reclassification from the A-1, Agricultural Zoning District to the R-2, Urban Residential – Medium Density Zoning District, to allow for a subdivision of up to 52 single-family detached residential units, on Assessor's Parcel 29-17. The property consists of 30.24 acres and is located on the north side of Courthouse Road approximately 1,100 feet east of Winding Creek Road, within the Garrisonville Election District. **(Time Limit: January 20, 2015)**
3. [COM14150326; Comprehensive Plan Compliance Review – Telecom Tower Verizon Wireless Brooke](#) - A request to determine compliance with Comprehensive Plan in accordance with Virginia Code Section 15.2-2233 for a telecommunications facility including a tower, shelter, and equipment, on a portion of Assessor's Parcel 39-40. The site is located on the north side of Montague Loop approximately 200 feet east of Eskimo Hill Road, within the Aquia Election District. **(Time Limit: December 21, 2014)**
4. [CUP14150327; Conditional Use Permit – Telecom Tower Verizon Wireless Brooke](#) - A request for a Conditional Use Permit (CUP) to allow a telecommunications facility within the A-1 Agricultural Zoning District, on a portion of Assessor's Parcel 39-40. The site consists of 0.02 acres, located on the north side of Montague Loop approximately 200 feet east of Eskimo Hill Road, within the Aquia Election District. **(Time Limit: January 20, 2015)**

UNFINISHED BUSINESS

5. [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) (History: Deferred on September 24, 2014 to October 8, 2014) (Deferred on October 8, 2014 to October 22, 2014)**
6. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O14-26 to 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) (History: Deferred on September 24, 2014 to October 8, 2014) (Deferred on October 8, 2014 to October 22, 2014)**
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. [SUB1400090; Rappahannock Landing Sections 2, 3, and 4 Preliminary Subdivision Plan](#) - A proposed preliminary subdivision plan for 561 townhouse units on 84.22 acres on Assessor's Parcels 53K-22-A, 53K-23-A and 53K-24-A, zoned R-2, Urban Residential, located on the west side of Old Forge Drive approximately 2,100 feet south of Warrenton Road, within the George Washington Election District. **(Time Limit: January 14, 2015)**
9. [SPR14150371 – Liberty Knolls II, Block Length Waiver](#) - A request for a waiver of the Subdivision Ordinance, Section 22-156, Block Length, to allow for a block length of 2,113 feet, which exceeds the maximum allowable block length of 1,200 feet, on Assessor's Parcel 29-17, currently zoned A-1, Agricultural, located on the north side of Courthouse Road approximately 1,100 feet east of Winding Creek Road, within the Garrisonville Election District.

PLANNING DIRECTOR'S REPORT

- Planning Commission Expenditures

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

- Joint Planning Commission/Airport Authority Commission

CHAIRMAN'S REPORT

OTHER BUSINESS

10. TRC Information - November 12, 2014

APPROVAL OF MINUTES

September 24, 2014

ADJOURNMENT