

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

APRIL 27, 2016
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

NONE

UNFINISHED BUSINESS

1. Comprehensive Plan Amendment - UDA/TGA and 5-Year Update – See page 2 for Staff Report

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

- ☆ Ex Officio Member Discussion
- ☆ Projects By-passing Preliminary Plan

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

2. TRC Information - May 11, 2016
 - ☆ Stafford Auto Park - Hartwood Election District
 - ☆ Spartan Oaks - Aquia Election District

APPROVAL OF MINUTES

March 23, 2016

ADJOURNMENT

April 27, 2016

MEMORANDUM TO: Stafford County Planning Commission

FROM: Jeffrey A. Harvey, AICP
Director of Planning and Zoning

SUBJECT: ***Comprehensive Plan Subcommittee;
Comprehensive Plan Amendments – UDAs/TGAs & 5-year Update***

The following is an update of the status of the Comprehensive Plan Amendments as developed by the Comprehensive Plan Subcommittee. At the last Subcommittee meeting on March 23rd, the Committee reviewed a series of issues key to the update of the Plan. Several issues were approved by the Commission. The remaining unresolved issues needed additional information. Provided is a summary of the remaining issues.

ISSUES:

Targeted Growth Area (TGA) Amendments:

The proposed mix of dwelling units to accommodate 50 percent of the projected 20 years of residential growth reviewed at the last meeting was based on a higher growth projection. The Commission's decision to accept a lower growth projection required modification of the number of projected dwelling units in each TGA. The chart is provided in Chapter 3.5, on page 3-32 (track change). In addition, the recommended mix of TGA units is described in each Planning Area in the same chapter of the Plan.

Airport Overlay / Central Stafford Planning Area

The Commission approved of the Central Stafford Planning Area concept. The detailed recommendations were not complete at the time. The complete Central Stafford Planning Area land use recommendations are in Chapter 3.5 of the Plan, beginning on page 3-71 (track change).

Garrisonville Road Redevelopment

The Commission requested language be added to support infill and redevelopment of underutilized properties along Garrisonville Road. Existing recommendations in the Suburban Land Use section in Chapter 3.5 was modified to highlight that Garrisonville Road, as well as Jefferson Davis Highway and Warrenton Road, are locations where infill development is encouraged. In addition, a definition of infill development was added. The changes are on Page 3-124 (track change).

Policy on Adequate Public Facilities

Modifications to Policy 1.7.2 in Chapter 2 to clarify the need for adequate public facilities were reviewed in response to concerns with newly adopted proffer legislation. The Commission requested the Policy more strongly define the intent or scope. Staff added a paragraph to the introduction of Goal 1, Sustainability, to describe the importance of adequate public facilities (Page 2-2 of Chapter 2). In addition, Policy 1.7.2 was modified to link the policy with zoning reclassifications, remove the inflexible "reject" terminology, and clarify the scope. The policy is on page 2-8 (track change and clean versions).

Goals, Objectives and Policies

The Commission withheld approval of the Goals, Objectives and Policies since modifications to Policy 1.7.2 were requested.

NEW INFORMATION:

Staff has received comments regarding the Comprehensive Plan Amendments. Attached are comments from [Charlie Payne](#) representing several landowners and [Shawn Weingast](#), representing Best Industries, the owner of the Virginia Renaissance Faire property off of Kings Highway.

Also, note that staff is processing a resubmission of the [Old Dominion Village](#) development, including a Comprehensive Plan Amendment request. This will be tracking concurrently with the overall Comp Plan Amendment. The proposed language from the Applicant is attached for the Commission's consideration.

Information Request

Commissioner Rhodes requested an analysis comparing the amount of Business and Industry area that is on the Current and Proposed Land Use Plans and the area of equivalent zoning designations. Staff will provide that information prior to the meeting.

Modifications

Please note that additional data in the Plan needs to be updated to reflect existing conditions. This consists of factual Information and formatting that should not influence policy. Staff will complete these modifications prior to the advertisement for the Public Hearing. Some of these amendments include:

- Update Table of Contents & Redesign Cover
- Various existing conditions data in Chapter 6.
- Appendix B: Public Facility Tables needs to be amended based on the latest growth projections.
- Update Appendix D: TGA Countywide Acreage Needs
- Updating dates and existing information on maps.

DRAFT COMPREHENSIVE PLAN

For the Commission's review is the draft Comprehensive Plan that incorporates the proposed amendments. Two versions are provided, one that highlights the changes (Track-Change Version) and a Final (Clean Version) with all of the changes incorporated into the Plan. Provided is an outline of the chapters that include a link to the documents.

TRACK CHANGE VERSION

- [Cover, Acknowledgements, and Table of Contents](#)
- [Chapter 1, Introduction](#)
- [Chapter 2, The Foundation for the Future](#)
 - Goals, Objectives, and Policies
- Chapter 3, The Land Use Plan
 - [Chapter 3.1 - 3.5](#)
 - [Chapter 3.6 - 3.7](#)
 - Future Land Use Map (Figure 3.6)
- [Chapter 4, Transportation Plan](#)
- [Chapter 5, The Public Costs of Growth and Development](#)
- Chapter 6, The People and the Place (Existing Conditions)
 - [Chapter 6.1 - 6.4](#)
 - 6.1 Land Use
 - 6.2 Population
 - 6.3 Housing
 - 6.4 Economy
 - [Chapter 6.5 - 6.7](#)

- 6.5 Historic and Cultural Resources
 - 6.6 Community Facilities
 - 6.7 Infrastructure
- [Chapter 6.8 - 6.10](#)
 - 6.8 Parks and Recreation
 - 6.9 Natural Resources
 - 6.10 Transportation
- [Chapter 7, Implementation Plan](#)
- [Appendix](#)

CLEAN (FINAL) VERSION

- [Cover, Acknowledgements, and Table of Contents](#)
- [Chapter 1, Introduction](#)
- [Chapter 2, The Foundation for the Future](#)
 - Goals, Objectives, and Policies
- Chapter 3, The Land Use Plan
 - [Chapter 3.1 - 3.5](#)
 - [Chapter 3.6 - 3.7](#)
 - Future Land Use Map (Figure 3.6)
- [Chapter 4, Transportation Plan](#)
- [Chapter 5, The Public Costs of Growth and Development](#)
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- [Chapter 7, Implementation Plan](#)
- [Appendix](#)

Please note that the Board requested the Commission provide a recommendation on the Comprehensive Plan Amendments by the end of June.

JAH:mz:dfk

Attachments