

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

NOVEMBER 9, 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

Armed Services Memorial Update

PUBLIC HEARINGS

1. [COM16151389; Comprehensive Plan Compliance Review - Telecom Tower Milestone Communications at Duff McDuff Green Memorial Park](#) - A request to review compliance with the Comprehensive Plan, in accordance with Virginia Code Section 15.2-2232, for the placement of a telecommunications monopole, including ancillary equipment, on Tax Map Parcel No. 58-35A, located on the south side of James Ashby Parkway, approximately 1,300 feet west of Kings Highway, within the George Washington Election District. **(Time Limit: January 8, 2017)**
2. [CUP16151421; Conditional Use Permit - Telecom Tower Milestone Communications at Duff McDuff Green Memorial Park](#) - A request for a conditional use permit (CUP) to allow a 150-foot tall telecommunications monopole with ancillary equipment on Tax Map Parcel No. 58-35A, zoned A-1, Agricultural Zoning District. The property consists of 58.65 acres, located on the south side of James Ashby Parkway, approximately 1,300 feet west of Kings Highway, within the George Washington Election District. **(Time Limit: February 17, 2017)**
3. [RC16151294; Reclassification - The Courtyards of Colonial Forge](#) - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the R-3, Urban Residential—High Density Zoning District, to allow for the development of 39 multi-family dwelling units on Tax Map Parcel Nos. 28-94B and 28-94C. The property consists of 7.701 acres, located on the east side of Woodcutters Road and north side of Kellogg Mill Road and Accokeek Furnace Road, within the Hartwood Election District. (The development as a whole would include a total of 49 multi-family dwelling units, including Tax Map Parcel Nos. 29-84, 28-100, and 28-94A which were previously rezoned to the R-3 Zoning District.) **(Time Limit: February 17, 2017)**

4. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O16-39 would repeal Stafford County Code Chapter 8, "Cemeteries," in its entirety, and amend and reordain Stafford County Code Sec. 17-22, "Entering church or school property at night" and Sec. 28-39, "Special regulations," to move some cemetery provisions into more appropriate sections of the County Code, and provide additional standards and processes for the establishment of cemeteries, in accordance with Virginia Code Section 57-26. The proposed amendments would move the violation and penalty for entering a cemetery at night into Chapter 17 of the County Code. **(Time Limit: February 17, 2017)**
5. [Comprehensive Plan Text Amendment - Special Overlay Districts](#) - A proposal to amend the textual document, "Stafford County, Virginia, Comprehensive Plan 2016-2036," dated August 16, 2016, specifically Chapter 3.6, Future Land Use, Special Uses to include a narrative regarding Special Overlay Districts and to provide a detailed description of the Integrated Corporate and Technology Park Overlay Zoning District (ICTP). The proposed amendment provides the purpose of the ICTP and appropriate uses within the ICTP, and recommends that Quantico Corporate Center and Riverside Business Park be included within the ICTP. **(Time Limit: November 27, 2016)**

UNFINISHED BUSINESS

6. [Amendment to Subdivision Ordinance](#) - Proposed Ordinance O16-42 would amend Sec. 22-118, "Water and sewer" to modify standards for on-site sewage disposal systems to establish a uniform minimum size of 2,500 square feet in area and handle 400 gallons per day per dwelling unit on a peak flow basis. The amendment would also eliminate the minimum size requirements for on-site sewage disposal systems located on existing improved parcels that where an existing on-site sewage disposal system has failed or is to be upgraded and is subject to a boundary line adjustment. **(Time Limit: December 17, 2016)**
(Authorize for Public Hearing: November 9, 2016)
(Potential Public Hearing Date: December 14, 2016)

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

7. TRC Information - November 23, 2016 - *Cancelled*

APPROVAL OF MINUTES

September 28, 2016

ADJOURNMENT