

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

DECEMBER 14, 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

1. [CUP16151474; Conditional Use Permit - Clearview](#) - A request for a Conditional Use Permit to allow for a special event venue for weddings and other events on Tax Map Parcel No. 53-121A, which is a use not listed in the R-1, Suburban Residential Zoning District. The property consists of 8 acres located on the east side of Forbes Street, approximately 100 feet south of Clearview Avenue, within the Falmouth Election District. **(Time Limit: March 24, 2017)**
2. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O16-40 would amend Stafford County Code Sec. 28-33, "Districts Generally;" Sec. 28-34, "Purpose of Districts;" Sec. 28-35, "Table of Uses and Standards;" Sec. 28-39, "Special Regulations;" and Sec. 28-102, "Off Street Parking" to create the ICTP, Integrated Corporate and Technology Park Overlay Zoning District. The ICTP district would promote the integration of uses—such as Class A office space, hotel space for corporate clientele, supporting retail services, data centers, and child care—to facilitate the growth and development of large scale corporate office and technology parks. The proposed Ordinance would established by right, conditional, and special exception uses; development requirements; and special regulations. **(Time Limit: December 27, 2016)**
3. [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 by removing the minimum size of 4,000 square feet in area for a primary drainfield, and establishing a uniform minimum size of 2,500 square feet in area and the ability handle at least 400 gallons per day per dwelling unit on a peak flow basis. The proposed Ordinance would also eliminate the minimum size requirements for on-site sewage disposal systems located on existing improved parcels where an existing on-site sewage disposal system has failed, is to be upgraded, or is subject to a boundary line adjustment. **(Time Limit: December 17, 2016)**

UNFINISHED BUSINESS

4. [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)**
(History: Deferred on November 9, 2016 to December 14, 2016)

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

- * Yearly Expenditures
- * Subdivision Plans
- * 2017 Meeting Calendar

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

5. TRC Information - December 28, 2016 - Cancelled
6. TRC Information - January 11, 2017
 - * Telecommunications Tower at Smokehouse - Hartwood Election District
 - * Austin Ridge Commercial Center - Garrisonville Election District
 - * Heather Hills Section 5 - Falmouth Election District

APPROVAL OF MINUTES

October 12, 2016

ADJOURNMENT