

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

**JANUARY 11, 2017
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

ELECTION OF OFFICERS

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

County Transportation Construction Project Quarterly Update By Chris Rapp, Director of Public Works

PUBLIC HEARINGS

1. [Amendment to Subdivision Ordinance](#) - Proposed Ordinance O17-06 would amend Stafford County Code 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 and 2,500 square feet in area for a drainfield to disperse septic tank effluent and secondary effluent, respectively. The proposed Ordinance would establish a new standard requiring on-site sewage disposal systems serving an individual, single-family detached dwelling unit in a residential subdivision to have a design capacity of at least 150 gallons per day per bedroom on a peak flow basis. Additionally, the minimum design capacity for community on-site sewage systems would establish at least 300 gallons per day per dwelling unit on a peak flow basis. The proposed Ordinance would also eliminate the minimum size requirements for onsite 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: February 11, 2017)**
2. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O17-03 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, child care, and multi-family housing—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: January 27, 2017)**

UNFINISHED BUSINESS

NONE

NEW BUSINESS

3. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O17-08 would amend Stafford County Code Sec. 28-33, "Districts Generally;" Sec. 28-34, "Purpose of Districts" Sec. 28-35, "Table of Uses and Standards;" and Sec. 28-125, "Types permitted in R-2, R-3, and R-4 districts," to create a new R-5 Age-Restricted Zoning District. The R-5 district would provide areas of high-intensity residential uses designed and intended to be multi-family dwellings for persons of 55 years in age or older, in accordance with all federal and state laws and regulations. Such districts are to be located within the designated Urban Services Area in the Comprehensive Plan, where public water and sewer are available and transportation systems are adequate. **(Time Limit: April 21, 2017)**

PLANNING DIRECTOR'S REPORT

4. [2016 Annual Report](#)
5. [Code Amendment Process](#)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

6. TRC Information - January 25, 2017
 - ☐ Rappahannock Landing Section 4 - George Washington Election District

APPROVAL OF MINUTES

October 26, 2016

ADJOURNMENT