

# STAFFORD COUNTY PLANNING COMMISSION

## AGENDA

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

MAY 10, 2017  
6:30 P.M.

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### CALL TO ORDER

### INVOCATION

### PLEDGE OF ALLEGIANCE

### ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

### DECLARATIONS OF DISQUALIFICATION

### PUBLIC PRESENTATIONS

### PUBLIC HEARINGS

1. [RC17151632; Reclassification - Cool Spring Storage](#) - A proposed zoning reclassification from the A-1, Agricultural Zoning District to the M-1, Light Industrial Zoning District to allow for the development of a mini-storage facility on Tax Map Parcel No. 54E-2-19A ("Property"). The Property consists of 2.65 acres, located on the east side of Cool Spring Road 450 feet north of Pine Road, within the George Washington Election District. **(Time Limit: August 18, 2017)**
2. [Amendment to the Stafford County Comprehensive Plan \(the Plan\)](#) - A proposal to amend the "Stafford County, Virginia, Comprehensive Plan 2016-2036," dated August 16, 2016, to expand the Transfer of Development Rights (TDR) receiving area. The proposed amendment would modify Chapter 3, "The Land Use Plan," to incorporate amendments to the textual document and amend the map entitled Figure 3.8, Transfer of Development Rights Sending and Receiving Areas ("Map"). The proposed Map expands the receiving area on the east side of Jefferson Davis Highway, past the current southern boundary of the Courthouse RDA south to Accokeek Creek and Eskimo Hill Road. The proposed text amendment deletes the requirement that property be designated as part of a Redevelopment Area (RDA) to qualify as a receiving property, and increases the maximum number of dwelling units the receiving area could accommodate from 2,240 to 3,081 future units. **(Time Limit: May 20, 2017)**
3. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O17-09 would amend the Zoning Ordinance, Stafford County Code Sec. 28-358, "Receiving properties," to modify the Transfer of Development Rights Ordinance by deleting the requirement that property be designated as part of a Redevelopment Area (RDA) to qualify as a receiving property. **(Time Limit: June 29, 2017)**
4. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O17-13 would amend Stafford County Code Sec. 28-87, "Outdoor lighting standard," to clarify the current lighting standards for residential property by establishing a maximum light level at the property line and reducing the duration of a security light activated by a motion sensor light. **(Time Limit: June 1, 2017)**  
**History: April 26, 2017 Public Hearing Continued to May 10, 2017)**

## UNFINISHED BUSINESS

5. [RC16151470; Reclassification - Stafford Nursing Home & Retirement Community Minor Proffer Amendment](#) - A proposal to amend proffered conditions on Tax Map Parcel Nos. 44FF-1, 44FF-2, and 44FF-2B, zoned LC, Life Care/Retirement Community, consisting of 21.77 acres, located on the east side of Berea Church Road and along both sides of Brimley Drive, within the George Washington Election District. **(Time Limit: July 21, 2017) (History: Deferred on April 12, 2017 to May 10, 2017)**

## NEW BUSINESS

NONE

## PLANNING DIRECTOR'S REPORT

## COUNTY ATTORNEY'S REPORT

## COMMITTEE REPORTS

- ◆ Sign Ordinance Committee
- ◆ Parking and Drive Aisle Standards Committee
- ◆ Landscaping Standards Committee

## CHAIRMAN'S REPORT

## OTHER BUSINESS

6. TRC Information - May 24, 2017
  - ◆ Ramoth Baptist Church Add - Hartwood Election District
  - ◆ The Garrison at Stafford - Garrisonville Election District

## APPROVAL OF MINUTES

NONE

## ADJOURNMENT