

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

SPECIAL MEETING

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

AUGUST 29, 2018
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. [Amendment to the Stafford County Comprehensive Plan – Piedmont Groundwater Plan](#) - A proposal to amend the Stafford County Virginia Comprehensive Plan 2016-2036, adopted on August 16, 2016, to incorporate the Groundwater Resources Evaluation for the Piedmont Aquifer (Piedmont Plan) as a component to the Groundwater Management Plan Element of the Comprehensive Plan. The Piedmont Plan evaluates the sustainability of the groundwater supply in the Piedmont Aquifer. Well record data was utilized to determine how well yields relate to different geologic characteristics and the age of wells. The Piedmont Plan includes information about establishing groundwater monitoring wells and examples from other Virginia jurisdictions that regulate groundwater withdrawals from new development. **(Time Limit: September 3, 2018)**

NEW BUSINESS

2. [Cluster Development Work Session](#)
 - A. Status Update of Cluster Regulations and Request from the Board of Supervisors
 - B. Cluster Subdivision Area Mapping
 - State Code Criteria
 - Definition of Unimproved Property
 - Potential Exclusion of Parcels less than 2 acres
 - Minimum 40% Criteria
 - Review of Cluster Approved Area Map
 - USA Boundary
 - Review of Previous Option Maps

- Development Factor Overlays
 - Location of Low Water Well Yield Areas
 - Location of existing public sewer and water utilities
 - Location of Military Impact Area
 - Fire Station Response Areas
 - Fire Station Response Times
- C. Review of Previous Cluster Concerns to determine validity
- Subdivisions are configured such that lots front on existing roads giving the perception of over-crowding in rural areas
 - Open space configured such that it is not visible by the public creating a perception overcrowding and loss of rural character
 - Use of community drainfields increases lot yield for properties with substantial environmental constraints that would normally not support that level of development
 - Community drainfields being located outside of the subdivision they serve
 - Use of community drainfields and long-term maintenance concerns with those systems
 - Open space areas not suitable for farming or forestry due to configuration
 - Open Space is not contiguous with other open space areas within the subdivision or adjacent open space areas outside of the subdivision
 - Open space is configured such that there are no usable areas or usable areas that can be accessed without crossing a stream
 - Lack of recreational amenities being placed in open space areas for the community.
 - Open space can be sold off to lot owners or other parties
 - Lack of specific standards for the various forms of open space – observed small remnant open space parcels that are not useable or functional
- D. Next Steps
- Future Meetings (Sub-committee, Special Planning Commission Meetings, and/or Community Meetings)
 - Summary of future tasks
- E. Public Comments

ADJOURNMENT