

**STAFFORD COUNTY PLANNING COMMISSION  
HEALTHY GROWTH WORK SESSION  
AGENDA**

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

**OCTOBER 7, 2020  
4:30 PM**

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CALL TO ORDER

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DISCUSSION TOPICS

1. [Amendment to the Comprehensive Plan](#) - A proposal to amend the “Stafford County, Virginia, Comprehensive Plan 2016-2036,” adopted on August 16, 2016, as last revised pursuant to proposed Resolution R20-81. The amendment would revise Chapter 3, Future Land Use”, and Chapter 6, “The People and the Place” to specify that Agricultural/Rural Areas of the County are intended for farming, forestry and land conservation activities. Residential development should be discouraged and the maximum allocated density for residential dwelling units should not exceed one dwelling unit per ten (10) acres. Minimum lot sizes should be three (3) acres for conventional subdivisions, and one and one half (1.5) acres for cluster subdivisions which incorporate significant farming and forest lands into the required minimum open space land.
  
2. [Amendment to the Zoning Ordinance](#) - Proposed Ordinance O20-20 would amend the Zoning Ordinance, Stafford County Code Sec. 28-25, “Definitions of Specific Terms”, Sec. 28-35, “Table of uses and standards” to establish an allocated density of one (1) dwelling unit per ten (10) acres for the A-1, Agricultural Zoning District. The definition of “Allocated Density” would be amended to specify that it applies to the number of dwelling units or rooms allowed for a lot divided by the net area of the lot.
  
3. [Healthy Growth Initiative Subcommittee Report](#) - A report prepared by the Healthy Growth Initiative Subcommittee of the Planning Commission. The Committee was comprised of Commissioners Bain, Barnes, and McPherson. The report studies possible alternatives to proposed Ordinance O20-20.  
[Healthy Growth Initiative PowerPoint](#)

OTHER ITEMS

ADJOURNMENT