

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

**ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**JANUARY 4, 2006
WORK SESSION
5:30 P.M.**

- A. Call to Order
- B. Roll Call to Determine the Presence of a Quorum
- C. Declarations of Disqualification

[ORDINANCE COMMITTEE](#)

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

JANUARY 4, 2006
REGULAR MEETING
7:30 P.M.

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance to the Flag of the United States of America
- D. Roll Call to Determine the Presence of a Quorum
- E. Declarations of Disqualification
- F. Chairman's Time
- G. Oath of Office
- H. Election of Officers
- I. Public Presentations

PUBLIC HEARINGS:

- 1. [CUP2501389; Conditional Use Permit – Leeland Station Minnieland](#)- A request for a Conditional Use Permit to allow a child care center in a PD-1, Planned Development 1 Zoning District on Assessor's Parcel 46-93H and 46-48, consisting of 1.83 acres, located on the south side of Layhill Road west of Leeland Road within the Falmouth Election District. Time Limit: March 5, 2006.
- 2. [Index of Official Road Names](#) – Amend the Addressing Ordinance as follows:

<u>Location</u>	<u>Current Road name</u>	<u>New Road Name</u>
Mountain View Road from the south side of Centreport Pkwy to the intersection with Enon Road	Mountain View Road	Pine View Drive

- 3. [RC2501622; Reclassification - Stafford Fire Station 2](#) – A proposed reclassification from R-1, Suburban Residential, to B-2, Urban Commercial, Zoning District on Assessor's Parcel 30-69A consisting of 1.00 acres, located on the east side of Jefferson Davis Highway approximately 500 feet south of Courthouse Road within the Aquia Election District. The Comprehensive Plan recommends the property for Office use. The Office designation would allow the development of professional offices and office parks.

4. [RC2501349; Reclassification - Frank Moncure Masonic Lodge](#) - A proposed reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcel 39-3A consisting of 1.08 acres, located on the west side of Jefferson Davis Highway approximately 3,000 feet south of Courthouse Road within the Aquia Election District. The Comprehensive Plan recommends the property for Urban Commercial use. The Urban Commercial designation would allow development of commercial, retail and office uses.
5. [Amendment to Subdivision Ordinance](#) – Proposed amendment to Section 22-58, of the Stafford County Subdivision Ordinance; pursuant to Ordinance O06-07. The amendment will require an approval from the Department of Health for preliminary subdivision plans that will require on-site sewage disposal systems for all or some of the lots. The Department of Health’s approval will be based on certification from an Authorized On-Site Soil Evaluator (AOSE) that the soils are adequate for all of the lots within the subdivision that will require an on-site sewage disposal system.

UNFINISHED BUSINESS:

6. [RC2500919; Reclassification – Central Stafford Commerce Center](#) – A proposed reclassification from A-1, Agricultural to M-1, Light Industrial Zoning District on Assessor's Parcels 38-102, 38-102A, 38-102B, 38-102C, 38-102D and 38-104 consisting of 80.70 acres, located on the east side of Big Springs Lane approximately 1,000 feet from the intersection with Eskimo Hill Road within the Aquia Election District. The Comprehensive Plan recommends the property for Light Industrial and Rural Residential uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. Rural Residential use allows single family residential development at a density of one (1) dwelling unit per three (3) acres. **(Time Limit: December 6, 2005) (Deferred to January 25, 2006 Work Session at applicants request)**
7. [RC230334; Reclassification; Brentsmill, LLC](#) – Proposed reclassification of Assessor’s Parcels 21-145, 22-20A, 20B, 21 and 22 from R-2, Urban Residential-Medium Density and A-1, Agricultural, to PD-1, Planned Development-1, Zoning District, consisting of 425.34 acres, located on the east side of Telegraph Road, approximately 500 feet south of Denrich Road and on the south side of Flippo Road at its western terminus, within the Griffis-Widewater Election District. The Comprehensive Plan recommends Suburban Residential and Rural Residential uses, which would allow up to three single family detached or duplex dwellings per acre and one dwelling per three acres respectively. This request would allow various dwelling types at a maximum density of seven dwelling units per acre and low and medium intensity commercial retail and office uses. **(Deferred by the Board of Supervisors)**
8. [SUB220851; St. Andrews on the Potomac, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 124 single family residential lots, zoned A-1, consisting of 267.65 acres, located on the north side of Widewater Road at the end of Johnathan Way, on Assessor's Parcels 23-1 and 23-4 within the Griffis-Widewater Election District. (formerly known as HAMLETS OF WIDEWATER SEC 2/changed 1/14/05) **(Deferred to January 25, 2006 Work Session) (Time Limit: February 5, 2006)**

NEW BUSINESS:

9. [SUB2500983; Berea Knolls Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 31 single family residential lots, zoned R-1, consisting of 34.28 acres, located on the west side of Berea Church Road approximately 500 feet north of Warrenton Road on Assessor's Parcel 44-108, within the Hartwood Election District. **(Time Limit: February 24, 2006)**

10. [SUB2500977; Amber Oaks Preliminary Subdivision Plan](#) - A preliminary subdivision plan (previously Richland Forest Section 4) for 28 single family residential lots, zoned A-1 consisting of 98.45 acres, located approximately 2,500 feet south of Warrenton Road east of Marsh Run Estates on Richwood Cove extended on Assessor's Parcels 34-50, within the Hartwood Election District. **(Time Limit: February 24, 2006)**

MINUTES:

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT