

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

SEPTEMBER 20, 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

UNFINISHED BUSINESS:

- 1. CUP2600450; Conditional Use Permit; Staybridge Suites - A Conditional Use Permit for an increase to the maximum floor area ratio from 0.40 to 0.89 for a six-story hotel with 76 rooms on Assessor's Parcel 21-51A, consisting of 1.47 acres, located on the east side of Jefferson Davis Highway approximately 700 feet north of Washington Drive within the Aquia Election District. **(Time Limit: December 5, 2006) (Deferred to September 20, 2006 Work Session)**
- 2. CUP2501580; Conditional Use Permit; McDonald's - A request for a Conditional Use Permit to allow a drive-through facility within the Highway Corridor Overlay Zoning District for McDonald's Restaurant on Assessor's Parcels 19-73A and 19-73B, consisting of 1.7 acres, located on the southeastern corner of Garrisonville Road and Shelton Shop Road within the Garrisonville Election District. **(Time Limit: December 5, 2006) (Deferred to September 20, 2006 Work Session)**

ORDINANCE COMMITTEE

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

SEPTEMBER 20, 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. Public Presentations

PUBLIC HEARINGS:

1. [Amendments to Zoning Ordinance](#) - Amendments to Section 28-38, Table of Uses and Standards; and, Table 3.1, District Uses and Standards, of the Zoning Ordinance, pursuant to O06-74. The amendment permits medical and general offices as by-right uses in the SC, Suburban Commercial Zoning Districts.
2. [Amendments to Zoning Ordinances](#) - Amendments to Section 28-25, Definitions of Specific Terms; and, Section 28-39, Special Regulations, of the Zoning Ordinance, pursuant to O06-75. The amendment defines temporary storage containers and the amendment shall limit temporary storage containers to certain regulations.
3. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-351, Grant of Special Exception, of the Zoning Ordinance, pursuant to O06-76. The amendment changes the section of the Code of Virginia referenced in Section 28-351 of the Zoning Ordinance to 15.2-2204.
4. [Amendment to Subdivision Ordinance](#) - Amendment to Section 22-106, Vacation of Boundary Lines, of the Subdivision Ordinance, pursuant to O06-77. The amendment changes the section of the Code of Virginia referenced in Section 22-106 of the Subdivision Ordinance to 15.2-2271 and 15.2-2272.
5. [CUP2600130; Conditional Use Permit – Suh Gas Station](#) - A request for a conditional use permit to allow vehicle fuel sales in a B-2 Zoning District on Assessor's Parcels 29-90A and 96 consisting of 3.2 acres, located on the north side of Courthouse Road at the intersection with Wyche Road within the Aquia Election District. **(Time Limit: December 19, 2006)**
6. [CUP2600556; Conditional Use Permit – North Stafford Plaza Java Jo'z](#) - A request for a Conditional Use Permit to allow a drive-through facility within the Highway Corridor Overlay Zoning District on part of Assessor's Parcel 20-133C consisting of 1500 square feet, located on the south side of Garrisonville Road approximately 300 feet east of Brafferton Boulevard within the Garrisonville Election District. **(Time Limit: December 19, 2006)**

7. [RC2501130; Reclassification – Forbes Landing](#) - A proposed reclassification from A-1, Agricultural Zoning District to R-1, Suburban Residential Zoning District on Assessor's Parcels 46-21, 46-26 and 46-27 consisting of 47.99 acres, located on the east side of Forbes Street approximately 200 feet north of Layhill Road within the Falmouth Election District. The Comprehensive Plan recommends the property for Suburban Residential use. The Suburban Residential designation would allow residential development at a maximum density of three dwelling units per acre. **(Time Limit: December 19, 2006)**

UNFINISHED BUSINESS:

8. [SUB2501328; Ellison Estates Section 2, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 7 single family residential lots, zoned A-2, consisting of 9.97 acres, located at the north end of proposed Ellison Court and approximately 1,100 feet west of Jefferson Davis Highway and 1,300 feet north of American Legion Road on Assessor's Parcel 38-45H, within the Aquia Election District. **(Time Limit: May 24, 2006) (Deferred to October 18, 2006 at applicant's request)**
9. [Amendment to the Comprehensive Plan](#) - A proposed amendment to the Land Use Plan text and map component of the Comprehensive Plan. The proposed amendment would redesignate Assessor's Parcel 46-62 from Agricultural to Institutional Use and be included in the Urban Service Area. The proposed amendment would be for the purpose of constructing a public high school. Agricultural use permits single family residential development at a density of one (1) dwelling unit per three (3) acres. Institutional use would permit development which serves a public or social function, including schools. **(Deferred to October 4, 2006 Work Session)**
10. [Amendment to Subdivision Ordinance](#) - Amendment to Section 22-153, Lots for Water and Sewer Mains, of the Subdivision Ordinance, pursuant to O06-62. The proposed amendment would require all water and sewer easements, in their entirety, serving water and/or sewer mains between lots in a residential subdivision to be located on lots conveyed to and maintained by a homeowners association. The width of the easement shall be in accordance with Chapter 25 and Chapter 26.2 of the Stafford County Code. **(Deferred at Staff's Request)**
11. [CUP2600450; Conditional Use Permit; Staybridge Suites](#) - A Conditional Use Permit for an increase to the maximum floor area ratio from 0.40 to 0.89 for a six-story hotel with 76 rooms on Assessor's Parcel 21-51A, consisting of 1.47 acres, located on the east side of Jefferson Davis Highway approximately 700 feet north of Washington Drive within the Aquia Election District. **(Time Limit: December 5, 2006) (Deferred to September 20, Work Session)**
12. [CUP2501580; Conditional Use Permit; McDonald's](#) - A request for a Conditional Use Permit to allow a drive-through facility within the Highway Corridor Overlay Zoning District for McDonald's Restaurant on Assessor's Parcels 19-73A and 19-73B, consisting of 1.7 acres, located on the southeastern corner of Garrisonville Road and Shelton Shop Road within the Garrisonville Election District. **(Time Limit: December 5, 2006) (Deferred to September 20, 2006 Work Session)**

13. RC2600183; Reclassification; Ferry Farm Plaza - A proposed reclassification from A-1, Agricultural Zoning District to SC, Suburban Commercial Zoning District to allow the construction of commercial uses on Assessor's Parcels 55-61 and 55-63A consisting of 6 acres, located on the southwest corner of White Oak Road and Ferry Road within the George Washington Election District. **(Time Limit: December 5, 2006) (Deferred to October 18, 2006 Work Session)**
14. RC2600334; Reclassification; Yusufi Property - A proposed reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District for office/retail on Assessor's Parcel 19-24 consisting of 0.62 acres, located on the south side of Garrisonville Road approximately 1,100 feet west of Shelton Shop Road within the Rock Hill Election District. **(Time Limit: December 5, 2006) (Deferred to October 18 Work Session)**

NEW BUSINESS:

15. Woodstream Waiver Request - Request of waiver of Section 22-143, Shape, of the Subdivision Ordinance for Woodstream Subdivision on Assessor's Parcels 21-8F and 21N-1, a 142 acre parcels located approximately 800 feet from the intersection of Staffordboro Boulevard on Woodstream Boulevard along the west side of I-95, Aquia Election District. **(Time Limit: December 13, 2006)**

MINUTES

May 3, 2006 Work Session

June 7, 2006 Work Session

June 7, 2006 Regular Meeting

June 21, 2006 Work Session

June 21, 2006 Regular Meeting

July 19, 2006 Work Session

July 19, 2006 Regular Meeting

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT