

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

SEPTEMBER 6, 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. [Amendment to Subdivision Ordinance](#) - Amendment to Section 22-118, Water and Sewer, of the Subdivision Ordinance, pursuant to O06-02. The proposed amendment establishes minimum area requirements for primary and reserve drain fields. **(Deferred to September 6, 2006 Work Session)**
2. [Amendment to Utility Ordinance](#) - Amendment to Section 25-165, Type, Capacity, Location, Etc., of the Utility Ordinance, pursuant to O06-23. The proposed amendment establishes minimum standards for private sewage disposal systems on all lots. **(Deferred to September 6, 2006 Work Session)**
3. [Amendment to Utility Ordinance](#) - Amendment to Section 25-165, Type, Capacity, Location, Etc., of the Utility Ordinance, pursuant to O06-53. The amendment establishes minimum standards for private sewage disposal systems on all existing lots recorded prior to the adoption of this ordinance. **(Deferred to September 6, 2006 Work Session)**

[ORDINANCE COMMITTEE](#)

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

SEPTEMBER 6, 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. [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)**
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)**
3. [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)**
4. [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)**

UNFINISHED BUSINESS:

5. [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)**

6. [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 until further documentation is available)**
7. [Amendment to Subdivision Ordinance](#) - Amendment to Section 22-118, Water and Sewer, of the Subdivision Ordinance, pursuant to O06-02. The proposed amendment establishes minimum area requirements for primary and reserve drain fields. **(Deferred to September 6, 2006 Work Session)**
8. [Amendment to Utility Ordinance](#) - Amendment to Section 25-165, Type, Capacity, Location, Etc., of the Utility Ordinance, pursuant to O06-23. The proposed amendment establishes minimum standards for private sewage disposal systems on all lots. **(Deferred to September 6, 2006 Work Session)**
9. [Amendment to Utility Ordinance](#) - Amendment to Section 25-165, Type, Capacity, Location, Etc., of the Utility Ordinance, pursuant to O06-53. The amendment establishes minimum standards for private sewage disposal systems on all existing lots recorded prior to the adoption of this ordinance. **(Deferred to September 6, 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)**

NEW BUSINESS:

None

MINUTES

April 19, 2006 Special Meeting

April 26, 2006 Work Session

April 26, 2006 Regular Meeting

May 3, 2006 Work Session

May 3, 2006 Regular Meeting

May 17, 2006 Work Session

May 17, 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