

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

NOVEMBER 15, 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. 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. The Comprehensive Plan recommends the property for Urban Commercial use, which would allow development of commercial retail and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses. **(Time Limit: December 5, 2006) (Deferred to November 15, 2006 Work Session)**
2. RC2600390; Reclassification – Bird/Cooke Property - A proposed reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District for an office and retail shopping center on Assessor's Parcel 44-62 consisting of 26.12 acres, located on the north side of Warrenton Road approximately 800 feet north of Cardinal Forest Drive across from Village Parkway within the Hartwood Election District. The Comprehensive Plan recommends the property for Urban Commercial uses which would allow development of commercial retail and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses. **(Time Limit: January 15, 2007)(Deferred to November 15, 2006 Work Session)**
3. 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)(Deferred to November 15, 2006 Work Session)**

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

NOVEMBER 15, 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. [RC2600707; Reclassification; Sydney Hastings Commons 7-11](#) - A proposed amendment to proffered conditions to revise the entrance requirements on Assessor's Parcels 45-92, 45-92B, 45-92C, 45-92D and 45-93, zoned B-2, consisting of 24.76 acres, located on the north side of Warrenton Road at Melchers Drive within the Falmouth Election. **(Time Limit: February 13, 2006)**
2. [CUP2501638; Conditional Use Permit; Sydney Hastings Commons 7-11](#) - A request for a Conditional Use Permit to allow a convenience store with vehicle fuel sales in the Highway Corridor Overlay Zoning District on Assessor's Parcel 45-92C consisting of 2.42 acres, located on the northwest corner of Warrenton Road and Melchers Drive within the Falmouth Election District. **(Time Limit: February 13, 2006)**
3. [Amendment to Subdivision Ordinance](#) - Amendment to Section 22-67, Technical Changes to Approved Preliminary Plans, of the Subdivision Ordinance, pursuant to O06-87. The amendment establishes a requirement that, except for technical changes, may be approved by the Director of Planning, any change to an approved preliminary plan for subdivisions, or accompanying data sheets, shall require review of the plan under the procedures of the Subdivision Ordinance for original review and approval by the Planning Commission. Technical changes are changes which comply with the provisions of the Subdivision Ordinance in effect at the time of preliminary plan approval and do not alter the basic design or layout of the subdivision, do not change the functional interrelationship of the individual features of the subdivision to each and surrounding properties, and do not change the traffic patterns or increase the traffic volumes of the subdivision or surrounding properties. The amendment provides examples of allowable technical changes. A request for approval of a technical change shall be made in writing to the Director of Planning. The request shall fully describe the change and provide reasonable justification for granting the change. The Director of Planning shall either approve or disapprove the change within ten (10) working days of receipt of the request.

4. [Amendments to Subdivision Ordinance](#) - Repeal Section 22-44, Revisions to Approved Plats; and amendments to Section 22-89.1, Revisions to Approved Plats; and Section 22-106, Vacation of Boundary Lines, of the Subdivision Ordinance, pursuant to Ordinance O06-88. The amendment repeals Section 22-44, Revision to Approved Plats and relocates the section as Section 22-89.1 of Division 4 for Final Plats. The amendment provides the provisions for revising a recorded final plat. For clarity purposes, the amendment is situated after Section 22-89, Review and approval, for final plats. The amendment also revises Section 22-106 to reference Section 22-89.1 instead of Section 22-44.
5. [Amendment to Subdivision Ordinance](#) - Amendment to Section 22-76, Submission of Plans, of the Subdivision Ordinance, pursuant to Ordinance O06-89. The amendment establishes a purpose for Construction plans which is to show the proposed improvements and construction of the public roads and facilities of an approved preliminary subdivision plan, or a single section if the subdivision development is phased. The improvements and construction measures shown on the construction plans shall include, but not limited to, water supply and sewage disposal, streets, drainage, soil erosion and sediment control, stormwater management plans, and specifications as required by the Stafford County Code. The construction plan shall be in compliance with the approved preliminary plan except for technical changes as described in Section 22-67. The amendment repeals Section 22-76(e) which requires Construction plans for Private Access Easements (PAE).

UNFINISHED BUSINESS:

6. [RC2600390; Reclassification – Bird/Cooke Property](#) - A proposed reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District for an office and retail shopping center on Assessor's Parcel 44-62 consisting of 26.12 acres, located on the north side of Warrenton Road approximately 800 feet north of Cardinal Forest Drive across from Village Parkway within the Hartwood Election District. The Comprehensive Plan recommends the property for Urban Commercial uses which would allow development of commercial retail and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses. **(Time Limit: January 15, 2007)(Deferred to November 15, 2006 Work Session)**
7. [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 December 6, 2006 at applicant's request)**
8. [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)**
9. [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. The Comprehensive Plan recommends the property for Urban Commercial use, which would allow development of commercial retail and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses. **(Time Limit: December 5, 2006) (Deferred to November 15, 2006 Work Session)**

10. 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)(Deferred to the November 15, 2006 Work Session)**
11. RC2501249; Reclassification – Onville Estates - A proposed reclassification from A-2, Rural Residential Zoning District to R-1, Suburban Residential Zoning District on Assessor's Parcel 20-49J consisting of 59.13 acres, located on the west side of Onville Road approximately 300 feet north of Ebenezer Church Road within the Griffis-Widewater Election District. The Comprehensive Plan recommends the property for Rural Residential use. The Rural Residential designation would allow residential development at a maximum density of one dwelling unit per three acres. This request would allow single family detached or duplex dwellings at a maximum density of three dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the R-1 zoning district. **(Time Limit: January 31, 2007)(Deferred to January 3, 2007 Work Session)**

NEW BUSINESS:

12. SUB2600635; Celebrate Virginia North Retirement Sec 1, 2, 4C, 5A, and 8A Revised Preliminary Subdivision Plan - A revision of an approved subdivision preliminary plan (ref SUB240908) to revise and relocate some internal roads within Sections 1, 2,4C, 5A and 8A of Celebrate Virginia North Del Webb Retirement Community located south of the Celebrate Virginia Parkway outside of the Conservation Easements, zoned RBC, Recreational Business Campus, consisting of 53.7 acres located on the south side of Warrenton Road east of Celebrate Virginia Parkway on Assessor's Parcel 44W-A within the Hartwood Election District. **(Time Limit: February 7, 2007)**
13. PAE2600591; Westergren Subdivision, Private Access Easement - Two private access easements, each to serve 2 lots on 12.34 acres located on the north side of Poplar Road approximately 2,640 feet west of Tacketts Mill Road on Assessor's Parcel 17-31C, zoned A-1, Agricultural, within the Hartwood Election District. **(Time Limit: February 7, 2007)**
14. SUB2600158, Woodstream, Section 3, Preliminary Subdivision Plan - A preliminary plan for a planned development of 87 single family attached units on 11.8 acres located on the east side of Staffordboro Boulevard approximately 1,900 feet north of Garrisonville Road on Assessor's Parcels 21-8F and 21N-1, zoned R-2, Urban Residential-Medium Density, within the Aquia Election District. **(Time Limit: February 7, 2007)**

MINUTES

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT