

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

**MARCH 1, 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

STAFF PRESENTATION:

At the request of the Planning Commission Steve Hubble will present an overview of Stormwater Management Concept Plans as they relate to Preliminary Subdivision Plans.

ORDINANCE COMMITTEE

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

MARCH 1, 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. [CUP2600118; Conditional Use Permit - Stafford County Parks and Recreation Willowmere Park Ballfield Lights](#) - An amendment to a Conditional Use Permit to exceed the maximum height requirement for up to 85 feet for sports field lighting for three existing baseball/softball fields at Willowmere Park in an A-1, Agricultural, Zoning District, on Assessor's Parcel 17-58F, consisting of 55.57 acres, located on the south side of Mountain View Road, west of Willowmere Pond Road, within the Hartwood Election District. The amendment would remove a condition requiring parking and landscape improvements prior to activation of lighting. **(Time Limit: May 30, 2006)**

UNFINISHED BUSINESS:

- 2. [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 April 5, 2006 Work Session at Applicant's request)**
- 3. [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. **(Time Limit: April 5, 2006) (Deferred to April 5, 2006 Work Session)**

4. [RC2501629; Reclassification - Mid-Atlantic](#) - A proposed reclassification from A-1, Agricultural to B-2, Urban Commercial Zoning District on Assessor's Parcel 19-71 consisting of 11.87 acres, located on the north side of Garrisonville Road at the intersection with Shelton Shop Road within the Rock Hill Election District. The Comprehensive Plan recommends the property for Urban Commercial and Suburban Residential uses. The Urban Commercial designation would allow development of Commercial Retail and Office uses and the Suburban Residential use would permit single family residential development at a density of three (3) dwelling units per acre. **(Time Limit: May 23, 2006) (Deferred to April 5, 2006 Work Session)**
5. [CUP2501630; Conditional Use Permit - Mid-Atlantic](#) - A request for a conditional use permit to allow vehicle fuel sales with convenience store and two drive-through facilities in the Highway Corridor Overlay Zoning District on Assessor's Parcel 19-71 consisting of 11.87 acres, located on the north side of Garrisonville Road at the intersection with Shelton Shop Road within the Rock Hill Election District. **(Time Limit: May 23, 2006) (Deferred to April 5, 2006 Work Session)**
6. [RC2501259; Reclassification - Widewater Heights](#) - A proposed reclassification from R-4, Manufactured Home Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcel 13-37 consisting of 12.18 acres, located on the south side of Telegraph Road approximately 1,000 feet east of Jefferson Davis Highway within the Griffis-Widewater Election District. The Comprehensive Plan recommends the property for Urban Commercial and Light Industrial uses. The Urban Commercial designation would allow development of commercial retail and office uses and the Light Industrial designation would allow light industrial, light manufacturing and office uses. **(Referred back to Planning Commission by Board of Supervisors) (Scheduled for March 22, 2006 Work Session)**

NEW BUSINESS:

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: April 24, 2006)**
8. [SUB2600144; Leeland Station, Section 8; Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 32 single family residential lots, zoned A-1, consisting of 133.13 acres, located approximately 2,000 feet east of Leeland Road on the north side of Walnut Drive on Assessor's Parcels 46-90, 46Q-1, 46Q-2, 46Q-3, 46Q-4 and 46Q-5 within the Falmouth Election District. **(Time Limit: April 24, 2006)**
9. [SUB2600140; The Glens; Preliminary Subdivision Plan](#) - A subdivision preliminary plan to increase the original lots of 173 to 197 single family residential lots, zoned A-1 consisting of 93 acres located on the west side of Mountain View Road and approximately 2,200 feet south of Stefaniga Road on Assessor's Parcels 27-24 and 25 and 28-24 within the Rock Hill Election District. **(Time Limit: April 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