

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**JANUARY 5, 2011  
6:30 P.M.**

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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

ELECTION OF OFFICERS

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary

Declarations of Disqualification

UNFINISHED BUSINESS

1. SUB1000017; Patriot Ridge - Preliminary Subdivision Plan - A preliminary subdivision plan for 16 single family residential lots on private well and septic systems, zoned A-2, Rural Residential, consisting of 23.12 acres located on the west side of William and Mary Lane, approximately 1,200 feet south of Decatur Road on Assessor's Parcels 31-67 and 31-68 within the Griffis-Widewater Election District. **(Time Limit: January 5, 2011) (History - Deferred at October 6, 2010 Meeting to October 20, 2010 Meeting) (Deferred at October 20, 2010 Meeting to November 3, 2010 Meeting) (Deferred at November 3, 2010 Meeting to December 1, 2010 Meeting) (Deferred at December 1, 2010 Meeting to December 15, 2010 Meeting) (Deferred at December 15, 2010 Meeting to January 5, 2011 Meeting)**
2. [Amendment to Subdivision Ordinance](#) - Amendment to Section 22-190, Street Access, of the Subdivision Ordinance pursuant to proposed Ordinance O10-57. Section 22-190 addresses street access and connectivity requirements. Proposed Ordinance O10-57 will repeal Section 22-190 because it was superseded by the Virginia Department of Transportation (VDOT) Secondary Street Acceptance Requirements (SSAR) requirements. Under VDOT's SSAR, newly-constructed streets must meet certain standards to be accepted into the secondary system of state highways for public maintenance. **(Time Limit: January 18, 2011) (Deferred at December 15, 2010 Meeting to January 5, 2011 Meeting)**
3. [COM1000010; Comprehensive Plan Compliance Review](#) - Miracle Valley Lane Sanitary Sewer Extension - A request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (1950) as amended, for the extension of gravity sanitary sewer outside of the Urban Services Area a length of 505 linear feet to serve two residences, located on the north side of Deacon Road and east side of Grafton Village Elementary School on Assessor's Parcels 54-132, 54-133A and 54-133B within the

Falmouth Election District. (Time Limit: January 5, 2011) (History - Deferred at May 19, 2010 Meeting to June 2, 2010 Meeting) (Deferred at June 2, 2010 Meeting to October 6, 2010 Meeting) (Deferred at October 6, 2010 Meeting to December 1, 2010 Meeting) (Deferred at December 1, 2010 Meeting to January 5, 2011 Meeting)

4. [SUB1000107; Mount Hope Estates - Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 16 single family residential lots on private well and septic systems, zoned A-1, Agricultural consisting of 57.93 acres located at the end of Mount Hope Church Road, approximately 3,700 feet west of its intersection with Brooke Road on Assessor's Parcels 39-25 and 39-46 within the Aquia Election District. (Time Limit: January 26, 2011) (History - Deferred at November 3, 2010 Meeting to December 1, 2010 Meeting) (Deferred at December 1, 2010 Meeting to December 15, 2010 Meeting) (Deferred at December 15, 2010 Meeting to January 19, 2011 Meeting)
5. Discussion of Residential Facility (Time Limit: March 1, 2011) (Deferred at December 15, 2010 Meeting to January 19, 2011 Meeting)
6. Rappahannock River Overlay District and Potomac River Overlay District (Referred back by Board of Supervisors) (Time Limit: October 6, 2010) (History - Deferred at June 16, 2010 Meeting to August 18, 2010) (Deferred at July 21, 2010 Meeting to September 1, 2010) (Deferred at September 1, 2010 Meeting to October 6, 2010 Meeting) (Deferred - Requesting additional time from Board of Supervisors)
7. Discussion of Conditional Zoning (Proffers) (Time Limit: April 6, 2011) (In Committee)
8. Discussion of Privatized Liquor Sales (Time Limit: April 6, 2011) (In Committee)
9. Discussion of Transfer of Development Rights (TDRs) (Time Limit: April 6, 2011) (In Joint Committee)

NEW BUSINESS

10. [SUB1000222; Ambrose Estates, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 12 single family residential lots on private well and septic systems, zoned A-1, Agricultural consisting of 47.7 acres located on the west side of Greenbank Road approximately 1,700 feet south of Walnut Grove Drive on Assessor's parcels 44-18 and 44-19 within the Hartwood Election District. (Time Limit: March 18, 2011)
11. [SUB1000315; Lorraine Gordon Family Subdivision; 5:1 Lot Ration Waiver Request](#) - A waiver of the frontage to depth ratio for a family subdivision zoned A-1, Agricultural, located on the south side of Kellogg Mill Road between Mountain View Road and Ramoth Church Road on Assessor's Parcel 28-81 within the Hartwood Election District. (Time Limit: March 18, 2011)

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**7:30 P.M.**

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

12. [CUP1000340; Conditional Use Permit - Living Hope Lutheran Church](#) - A request to amend an existing Conditional Use Permit, specifically condition # 6 of Resolution R07-454, to change the required fence material from wood to vinyl, in an A-1, Agricultural Zoning District on Assessor's Parcel 28-117 consisting of 17.5 acres, located on the north side of Courthouse Road, approximately 600 feet east of Walpole Street, within the Rock Hill Election District. **(Time Limit: April 5, 2011)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

November 3, 2010

November 17, 2010

December 1, 2010

ADJOURNMENT