

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**JUNE 16, 2010
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. [Groundwater Management Ordinance](#) (Deferred to June 16, 2010)
2. [Rappahannock River Overlay District and Potomac River Overlay District](#) (Referred back by Board of Supervisors) (Time Limit: October 6, 2010) (Deferred to June 16, 2010)
3. [Discussion of Medical and Dental Clinics Definitions](#) (Time Limit: July 6, 2010) (Deferred to June 16, 2010) (Requested extension of time limit to September 1, 2010)
4. [Fees for Minor Revisions to Planning and Zoning Applications](#) (Time Limit: July 20, 2010) (Deferred to June 16, 2010)
5. Amendments to the Comprehensive Plan (Time Limit: September 7, 2010) (In Comp Plan Committee) (Deferred to June 16, 2010)
6. Redevelopment Area Plans - Boswell's Corner, Courthouse Road, Southern Gateway and Falmouth Village (Falmouth Village in Committee - Peter Fields and Scott Hirons) (Deferred at June 2, 2010 Meeting to July 7, 2010 Meeting)
7. Reservoir Protection Overlay District (Time Limit: January 29, 2010) (Deferred to August 18, 2010)
8. [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: July 4, 2010) (History - Deferred at May 19, 2010 Meeting to June 2, 2010 Meeting) (Deferred at June 2, 2010 Meeting to October 6, 2010 Meeting)

NEW BUSINESS

- 9. [SUB2700206; Sycamore Hills - Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 30 single family residential lots zoned A-2, Rural Residential, consisting of 186.41 acres located on the north side of Raven Road approximately 4,500 feet south-east of Brooke Road on Assessor's Parcels 48-1 and 49-27 within the Aquia Election District. **(Time Limit: July 19, 2010)**

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

- 10. [CUP2900195; Conditional Use Permit - Stafford Lakes Service Center](#) - A request for a Conditional Use Permit to allow vehicle fuel sales in the B-2, Urban Commercial Zoning District as well as within the Highway Corridor (HC) Overlay District on Assessor's Parcel 44-75 consisting of 0.96 acres, located on the north side of Warrenton Road and the east side of Berea Church Road within the Falmouth Election District. **(Time Limit: September 14, 2010)**
- 11. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-273(a), Nonconforming Structures, of the Zoning Ordinance pursuant to proposed Ordinance O10-33. This will provide the owner of a single family residential structure as a by-right use to enlarge or alter the structure including any proposed increase in square footage, provided that there be no increase in the nonconformity. **(Time Limit: July 20, 2010)**
- 12. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-25, Definitions of specific terms, of the Zoning Ordinance pursuant to proposed Ordinance O10-35. The Virginia Code was amended, making a "written order, requirement, decision, or determination" by the zoning administrator or other "administrator officer" the permissibility of a specific use or density a significant affirmative governmental act for vesting purposes. These terms will be specifically defined. **(Time Limit: August 3, 2010)**
- 13. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-295, Zoning Administrator, of the Zoning Ordinance pursuant to proposed Ordinance O10-36. This will amend and reenact the time that must elapse between the notification of adjacent property owners and the making of a written order, requirement, decision, or determination made by the zoning administrator or other administrative officer. **(Time Limit: August 3, 2010)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

Summer Meeting Schedule

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

May 5, 2010

ADJOURNMENT