

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

NOVEMBER 3, 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. [SUB100017; 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: December 29, 2010) (History - Deferred at October 6, 2010 Meeting to October 20, 2010 Meeting) (Deferred at October 20, 2010 Meeting to November 3, 2010 Meeting)**
2. 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)**
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: 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) (Deferred at October 6, 2010 Meeting to December 1, 2010 Meeting)**
4. Discussion of Conditional Zoning (Proffers) **(Time Limit: January 3, 2011) (In Committee)**
5. Discussion of Transfer of Development Rights (TDRs) **(Time Limit: January 3, 2011) (In Joint Committee)**
6. Discussion of Privatized Liquor Sales **(In Committee)**

NEW BUSINESS

7. [SUB100107; 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)**
8. [Discussion of Secondary Street Acceptance Requirements \(SSAR\) - Repeal of Street Access Requirements](#) **(Time Limit: January 17, 2011)**

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

9. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-256, Required standards and improvements generally, of the Zoning Ordinance pursuant to proposed Ordinance O10-47. Section 28-256 stipulates the minimum vehicular travel width on a parking lot for the parking areas, inter-parcel access, drive-thru lanes, and stacking lanes. In addition, Section 28-256 requires parking lots to be paved, not gravel. Currently, the Board of Supervisors (Board) may grant a waiver of these requirements. Under proposed Ordinance O10-47, the agent to the Board may grant the waiver for these requirements. **(Time Limit: November 16, 2010)**
10. [Amendment to Zoning and Subdivision Ordinances](#) - Amendment to Section 22-4, Definitions, and Section 22-176, Private access easement ("PAE"), of the Subdivision Ordinance, and Section 28-25, Definition of specific terms, of the Zoning Ordinance, pursuant to proposed Ordinance O10-46. Currently, the Planning Commission approves an application for a private access easement (PAE). Proposed Ordinance O10-46 authorizes the agent or designee to approve a PAE, instead of requiring Planning Commission approval; it clarifies the difference between a PAE and an ingress/egress easement; and it makes definitions in the subdivision and zoning ordinances consistent. **(Time Limit: November 16, 2010)**
11. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O10-48 amends Section 28-245, When Required, Section 28-246, Fees, and Section 28-249, Contents of site development plans, (which is re-titled "Contents of final site development plans") of the Zoning Ordinance. Proposed Ordinance O10-48 deletes all references to preliminary site plan requirements from the zoning ordinance. **(Time Limit: November 16, 2010)**
12. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O10-42 amends Section 28-124, "Types permitted in A-2 districts and R-1 districts," of the Zoning Ordinance and adds a new section, Section 28-124.1, "Types permitted in R-1 districts," to the Zoning Ordinance. Proposed Ordinance O10-42 deletes from Section 28-124 all of the provisions regarding permitted signs in R-1, Suburban Residential zoning districts and includes all of those provisions in Section 28-124.1. Proposed Ordinance O10-42 amends Section 28-124 by adding school signs as a type of sign permitted in A-2, Rural Residential zoning districts. **(Time Limit: November 14, 2010)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

September 15, 2010

ADJOURNMENT