

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**DECEMBER 15, 2010  
6:30 P.M.**

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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

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: 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) (Deferred at November 3, 2010 Meeting to December 1, 2010 Meeting) (Deferred at December 1, 2010 Meeting to December 15, 2010 Meeting)**
  
2. [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)**
  
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) (Deferred at December 1, 2010 Meeting to January 5, 2011 Meeting)**
  
4. 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)**
  
5. Discussion of Conditional Zoning (Proffers) **(Time Limit: January 4, 2011) (In Committee) (Requesting additional time from Board of Supervisors)**

6. Discussion of Privatized Liquor Sales (**Time Limit: January 4, 2011**) (**In Committee**) (**Requesting additional time from Board of Supervisors**)
7. Discussion of Transfer of Development Rights (TDRs) (**Time Limit: January 4, 2011**) (**In Joint Committee**) (**Requesting additional time from Board of Supervisors**)

NEW BUSINESS

8. [Discussion of Residential Facility](#) (**Time Limit: March 1, 2011**)

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**7:30 P.M.**

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

9. [COM1000119; Comprehensive Plan Compliance Review - Telecom Tower - T-Mobile Communications Facility @ Synan Road](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Virginia Code § 15.2-2232, for a 150 foot tall monopole telecommunication facility on Assessor's Parcel 54-26B consisting of 5.44 acres, located on the south side of Synan Road, approximately 600 feet west of Deacon Road, within the Falmouth Election District. (**Time Limit: February 13, 2011**)
10. [CUP1000243; Conditional Use Permit - Telecom Tower - T-Mobile Communications Facility @ Synan Road](#) - A request for a Conditional Use Permit to allow a 150 foot tall monopole telecommunication facility in an M-2, Heavy Industrial Zoning District on Assessor's Parcel 54-26B consisting of 5.44 acres, located on the south side of Synan Road, approximately 600 feet west of Deacon Road, within the Falmouth Election District. (**Time Limit: March 15, 2011; April 16, 2011 Board of Supervisors Deadline**)
11. [RC1000305; Reclassification - KAMCO LLC Property](#) - A proposed reclassification from R-1, Suburban Residential Zoning District to B-2, Urban Commercial Zoning District on a portion of Assessor's Parcel 20-109C. The subject area consists of 0.176 acres and is located on the south side of Garrisonville Road, just west of Dorothy Lane, within the Garrisonville Election District.
  - Existing R-1 zoning:* permits residential development, primarily single-family dwellings, at a maximum density of three (3) dwelling units per acre.
  - Proposed B-2 zoning:* permits high-intensity commercial uses intended to serve retail sales and service, and business and professional needs at a regional or countywide scale at a maximum density of 0.40 FAR. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District.
  - Proposed Proffers:* no proffers proposed. The Board of Supervisors is the applicant.
  - Comprehensive Plan:* currently recommends the property for Suburban Commercial use. The Suburban Commercial designation supports commercial development that serves the immediate population as well as other residences within a half-mile radius. Suburban Commercial centers should be located adjacent to existing residential development densities ranging from three (3) to seven (7) dwelling units per acre. (**Time Limit: March 15, 2011**)

12. [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)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

October 6, 2010

October 13, 2010

October 20, 2010

ADJOURNMENT