

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**MARCH 18, 2009  
WORK SESSION  
5:30 P.M.**

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1. Call to Order
2. Roll Call of Members and Determination of Quorum
3. Declarations of Disqualification
4. Review of Proposed Ordinances
  - a. Elimination of the Preliminary Subdivision Plan Process (**Deferred to April 1, 2009**)
  - b. [Electronic Signs](#) (Awaiting revisions from County Attorney) (**Time Limit: July 1, 2009**)
  - c. [Agricultural Districts Lot Yield](#)
  - d. [Reservoir Protection Overlay](#) (Deferred to subcommittee - Archer Di Peppe, Ruth Carlone and Gail Roberts) (Presentation by Director of Utilities)
  - e. Rappahannock River Overlay District (Deferred to subcommittee - Peter Fields, Ruth Carlone, Friends of the Rappahannock and Rappahannock River Basin Commission) (Request sent to Board of Supervisors for indefinite postponement)
  - f. Establishment of Time Limits for Plans (Awaiting revisions from County Attorney)
5. Review of Pending Rezoning/Conditional Use Permits

None
6. Review of Pending Subdivision Plans
  - a. SUB2800611; Woodstream V, Preliminary Subdivision Plan - A preliminary subdivision plan for 124 single family attached residential units and an area reserved for future multi-family dwelling units, zoned R-2, Urban Residential, consisting of 28.8 acres of the total 142 acres of the Woodstream subdivision, located on the east side of Staffordboro Boulevard approximately 2,400 feet north of Garrisonville Road on Assessors Parcel 21-8F within the Aquia Election District. (**Time Limit: May 13, 2009**) (**History - Deferred at February 18, 2009 Regular Meeting to March 4, 2009 Work Session**) (**Deferred at March 4, 2009 Work Session to April 1, 2009 Work Session**)

- b. WAV2900031; Woodstream V, Waiver of Section 22-143 of the Subdivision Ordinance - A request for a waiver to modify lot width to lot depth ratio requirement of Section 22-143 of the Subdivision Ordinance related to certain townhouse lots in Woodstream (lots 247-250, 253-256, 260-262, 265-268, 272-275, 278-281, 272-275, 278-281, 284-287, 290-293, 306-309, 312-315, 318-321, 338-340, 343, 344, 353-356, 359-362, 365-368, 371-374, 377-380 and 383-386). **(Time Limit: May 13, 2009) (History - Deferred at February 18, 2009 Regular Meeting to March 4, 2009 Work Session) (Deferred at March 4, 2009 Work Session to April 1, 2009 Work Session)**

7. Review of Proposed Comprehensive Plan Amendments

None

8. Other Unfinished Business

- a. [Virginia Department of Transportation \(VDOT\) Secondary System Six-Year Improvement Program \(SSYP\) for FY2010-FY2015](#)

9. Approval of Minutes

October 15, 2008 Work Session

10. Adjournment

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**MARCH 18, 2009  
REGULAR MEETING  
7:30 P.M.**

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- 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. Amendment to Subdivision Ordinance - Amendment to Section 22-143, Shape, Elongations and Buildable Area, of the Subdivision Ordinance, pursuant to O09-07. The amendment repeals Section 22-143(c) of the Ordinance pertaining to the arrangement, design and shape of lots within proposed subdivisions and requiring a lot to have a minimum contiguous building area equal to 10,000 square feet exclusive of any and all identifiable floodplains, wetlands, slopes equal to or greater than twenty-five (25) percent, critical resource protection area buffers, setbacks, and primary and reserve drainfields. It is the intent of the Board of Supervisors to remove this requirement from the Subdivision Ordinance and provide for a minimum contiguous building area in the Zoning Ordinance.
2. Amendment to Zoning Ordinance - Amendment to Section 28-38, Performance Regulations, of the Zoning Ordinance, pursuant to O09-09. The ordinance amends Section 28-38 of the Zoning Ordinance to require all proposed lots for single-family detached residential dwellings that are equal to or greater than one acre and zoned A-1, Agricultural, or A-2, Rural Residential to contain a minimum contiguous building area equal to ten thousand (10,000) square feet of the lot area. Such area shall be calculated exclusive of any and all identifiable floodplains, wetlands, slopes equal to or greater than twenty-five (25) percent (ratio of vertical distance to horizontal distance) as measured along a horizontal distance of twenty-five (25) feet, critical resource protection area buffers (CRPA), setbacks, and primary and reserve drainfields. The primary residential dwelling shall be constructed within this contiguous buildable area.

**UNFINISHED BUSINESS:**

3. SUB2800611; Woodstream V, Preliminary Subdivision Plan - A preliminary subdivision plan for 124 single family attached residential units and an area reserved for future multi-family dwelling units, zoned R-2, Urban Residential, consisting of 28.8 acres of the total 142 acres of the Woodstream subdivision, located on the east side of Staffordboro Boulevard approximately 2,400 feet north of Garrisonville Road on Assessors Parcel 21-8F within the Aquia Election District. **(Time Limit: May 13, 2009) (History - Deferred at February 18, 2009 Regular Meeting to March 4, 2009 Work Session) (Deferred at March 4, 2009 Work Session to April 1, 2009 Work Session)**

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NEW BUSINESS

5. Virginia Department of Transportation (VDOT) Secondary System Six-Year Improvement Program (SSYP) for FY2010-FY2015

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

October 1, 2008 Regular Meeting

ADJOURNMENT