

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**APRIL 1, 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)
  - 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

February 4, 2009 Work Session

10. Adjournment

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**APRIL 1, 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. [CUP2800697; Conditional Use Permit - Stafford SPCA](#) - A request for a conditional use permit to allow a use not listed within an A-1, Agricultural, Zoning District, specifically an animal shelter, consisting of 10.15 acres, located on the west side of Andrew Chapel Road approximately 2,800 feet south of Courthouse Road on Assessor's Parcel 39-102B within the Aquia Election District. **(Time Limit: June 30, 2009)**
- 2. [COM2900048; Comprehensive Plan Compliance Review - Jackson/Lovitt 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 low pressure sewer outside of the Urban Services Area a length of 185 linear feet across Assessor's Parcel 28-122D to Assessor's Parcel 28-125, located on the south side of Courthouse Road approximately 2,000 feet east of Shelton Shop Road within the Rock Hill Election District. **(Time Limit: May 31, 2009)**

**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 Assessor's 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

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

January 21, 2009 Regular Meeting

February 4, 2009 Regular Meeting

ADJOURNMENT