

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**APRIL 15, 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 15, 2009**)
  - b. Electronic Signs (Awaiting revisions from County Attorney) (**Time Limit: July 1, 2009**)
  - c. [Agricultural Districts Lot Yield](#) (**Deferred to April 15, 2009 Work Session**)
  - 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)
  - g. [Ordinance O07-71, Private Access Easements in Minor Subdivisions](#)
5. Review of Pending Rezoning/Conditional Use Permits
  - a. 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**) (**History - Deferred at April 1, 2009 Regular Meeting to June 3, 2009 Work Session**)
6. Review of Pending Subdivision Plans

None
7. Review of Proposed Comprehensive Plan Amendments

None

8. Other Unfinished Business

- a. [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) (History - Deferred at April 1, 2009 Regular Meeting to April 15, 2009 Work Session)**

9. Approval of Minutes

November 6, 2008 Work Session

February 18, 2009 Work Session

March 4, 2009 Work Session

10. Adjournment

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**APRIL 15, 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. [PUBLIC INFORMATION SESSION: FY2010-FY2015 Secondary Six-Year Plan \(SSYP\)](#) - A recommendation to the Board of Supervisors regarding future construction funding of secondary roads in the County.
2. [RC2800486; Reclassification - South Campus](#) - A proposed reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District to allow for commercial development on Assessor's Parcels 39-16A and 39-71A consisting of 53.9 acres, located on the south side of Peake Lane approximately 600 feet east of Jefferson Davis Highway and the east side of Old Potomac Church Road approximately 500 feet south of Stafford Hospital Boulevard within the Aquia Election District. The Comprehensive Plan recommends the property for Urban Commercial and Rural Residential uses. The Urban Commercial land use designation would allow development of Commercial Retail and Office uses. The Rural Residential land use designation permits single family residential development at a density of one (1) dwelling unit per three (3) acres. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Urban Commercial Zoning District. **(Time Limit: July 14, 2009)**
3. [CUP2900091; Conditional Use Permit - Virginia Paving Amendment](#) - A request to amend an existing Conditional Use Permit, specifically condition #3 of Resolution R88-156(R), to allow extended hours of nighttime operation on Sunday through Friday for up to 120 nights per calendar year for the existing asphalt plant on Assessor's Parcel 19-67T consisting of 16.10 acres, located on the north side of Garrisonville Road approximately 800 feet east of Toluca Road within the Rock Hill Election District. **(Time Limit: July 14, 2009)**
4. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-25, Definition of Specific Terms and Section 28-35, Table of Uses and Standards, and Table 3.1, District Uses and Standards, of the Stafford County Zoning Ordinance, pursuant to proposed Ordinance O09-13. The amendment defines Propane and Heating Fuel Distribution Facility as follows: A Public Facilities/Utility which stores manufactured and natural gas in large containers and distributes the product to the customer. The facility may fill or refill enclosed portable containers of natural or manufactured gas to be sold at retail establishments. This term shall not include the sale of enclosed portable containers of natural or manufactured gas at retail establishments.

The amendment modifies Table 3.1 by listing Propane and Heating Fuel Distribution Facility as a type of Public Facility/Utility excluded as a by-right use in the following Zoning Districts; A-1, Agricultural; A-2, Rural Residential, R-1, Suburban Residential; R-2, Urban Residential-Medium Density; R-3, Urban Residential-High Density; R-4, Manufactured Home; B-1, Convenience Commercial; B-2, Urban Commercial; B-3, Office; RBC, Recreational Business Campus; RC, Rural Commercial; SC, Suburban Commercial; M-1, Light Industrial; M-2, Heavy Industrial; PD-1, Planned Development-1; and PD-2, Planned Development-2. The amendment modifies Table 3.1 by listing Propane and Heating Fuel Distribution Facility as a type of Public Facility/Utility which cannot be issued a Conditional Use Permit in the P-TND, Planned-Traditional Neighborhood Development Zoning District. The amendment modifies Table 3.1 by requiring the issuance of a Conditional Use Permit for Propane and Heating Fuel Distribution Facility as a type of Public Facility/Utility in the M-1, Light Industrial and M-2, Heavy Industrial Zoning Districts.

UNFINISHED BUSINESS:

5. 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) (Deferred at April 1, 2009 Work Session to April 15, 2009 Regular Meeting)**
6. 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) (Deferred at April 1, 2009 Work Session to April 15, 2009 Regular Meeting)**
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NEW BUSINESS

9. [SUB2800444; Fair Havens, Preliminary Subdivision Plan](#) - A preliminary subdivision plan with 21 single-family residential lots, zoned A-1, Agricultural, consisting of 104.50 acres located approximately 5,000 feet west of Holly Corner Road at the end of Holly Berry Road on Assessor's Parcel 42-8 within the Hartwood Election District. **(Time Limit: July 8, 2009)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

October 15, 2008 Regular Meeting

November 6, 2008 Regular Meeting

February 18, 2009 Regular Meeting

March 4, 2009 Regular Meeting

ADJOURNMENT