

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**MAY 20, 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 May 20, 2009 Work Session)
  - b. [Electronic Signs](#) (Time Limit: July 1, 2009) (Deferred to May 20, 2009 Work Session)
  - c. [Agricultural Districts Lot Yield](#) (Deferred to May 20, 2009 Work Session)
  - d. Reservoir Protection Overlay (Deferred to subcommittee - Archer Di Peppe, Ruth Carlone and Gail Roberts) (Deferred to May 20, 2009 Work Session)
  - 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)
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)
  - b. 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) (History - Deferred at April 15, 2009 Regular Meeting to May 20, 2009 Work Session)

- c. [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) (History - Deferred at April 15, 2009 Regular Meeting to May 6, 2009 Work Session) (Deferred at May 6, 2009 Work Session to May 20, 2009 Work Session)**

6. Review of Pending Subdivision Plans

None

7. Review of Proposed Comprehensive Plan Amendments

None

8. Other Unfinished Business

None

9. Approval of Minutes

November 19, 2008 Work Session

December 3, 2008 Work Session

December 17, 2008 Work Session

10. Adjournment

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**MAY 20, 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. [CUP2900122; Conditional Use Permit - Micah Ecumenical Ministries Cold Weather Shelter](#) - A request for a Conditional Use Permit to allow a use not listed within an A-1, Agricultural Zoning District, specifically a cold weather homeless shelter, on Assessor's Parcel 58-36 consisting of 2.05 acres, located on the south side of Kings Highway approximately 1,500 feet northwest of Forest Lane Road within the George Washington Election District. The shelter would operate from November 1 to April 15 each year, and provide overnight facilities for the chronic homeless. **(Time Limit: August 18, 2009)**

**UNFINISHED BUSINESS:**

- 2. [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)**
- 3. [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) (History - Deferred at April 15, 2009 Regular Meeting to May 20, 2009 Work Session)**

4. 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) (History - Deferred at April 15, 2009 Regular Meeting to May 6, 2009 Work Session) (Deferred at May 6, 2009 Work Session to May 20, 2009 Work Session)**
  
5. 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) (History - Deferred at April 15, 2009 Regular Meeting to May 6, 2009 Work Session) (Deferred at May 6, 2009 Work Session to May 20, 2009 Regular Meeting)**

NEW BUSINESS

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

November 19, 2008 Regular Meeting

December 3, 2008 Regular Meeting

December 17, 2008 Regular Meeting

ADJOURNMENT