

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS

1300 COURTHOUSE ROAD  
JUNE 3, 2009

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5:30 P.M. WORK SESSION

CALL TO ORDER

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

REVIEW OF PROPOSED ORDINANCES

1. Elimination of the Preliminary Subdivision Plan Process (**Deferred to June 17, 2009 Work Session**)
2. [Electronic Signs](#) (**Time Limit: July 31, 2009**) (**Deferred to June 3, 2009 Work Session**)
3. 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)
4. [Clustering in Agricultural Zoning Districts](#) (Referred to Planning Commission by Board of Supervisors) (**Time Limit: August 17, 2009**)
5. [Fences, Walls and Hedges](#) (Referred to Planning Commission by Board of Supervisors) (**Time Limit: August 17, 2009**)

REVIEW OF PENDING REZONING/CONDITIONAL USE PERMITS

6. [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**)

REVIEW OF PENDING SUBDIVISION PLANS

None

REVIEW OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS

None

OTHER UNFINISHED BUSINESS

None

APPROVAL OF MINUTES

April 1, 2009 Work Session

ADJOURNMENT

End of Work Session Agenda

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**7:30 P.M. REGULAR MEETING**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL TO DETERMINE THE PRESENCE OF A QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS:

- 7. [RC2900127; Reclassification - Stafford Nursing Home and Retirement Community Proffer Amendment](#) - A proposed amendment to proffered conditions to establish phasing of the development, site access, and other planned improvements and allow flexibility in unit types for a retirement community, zoned LC, Life Care/Retirement Community Zoning District, on Assessor's Parcel 44-119M consisting of 22.69 acres, located on the east side of Berea Church Road south of Falls Run within the Falmouth Election District. The Comprehensive Plan recommends the property for Urban Residential, Light Industrial, and Resource Protection land use. The Life Care Zoning would allow development of transitional housing for the elderly, including independent living units, assisted living facilities, and nursing homes. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the LC Zoning District. **(Time Limit: September 1, 2009)**

UNFINISHED BUSINESS:

- 8. [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)**
- 9. [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) (Deferred at May 20, 2009 Regular Meeting to June 17, 2009 Regular Meeting)**

10. [Update to the Comprehensive Plan](#)

NEW BUSINESS

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

April 1, 2009 Regular Meeting

ADJOURNMENT