

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

**ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS**

**1300 COURTHOUSE ROAD  
JULY 1, 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 August 19, 2009 Work Session**)
2. 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)
3. [Clustering in Agricultural Zoning Districts](#) (Referred to Planning Commission by Board of Supervisors) (**Time Limit: August 17, 2009**) (**Deferred to July 1, 2009 Work Session**)
4. [Fences, Walls and Hedges](#) (Referred to Planning Commission by Board of Supervisors) (**Time Limit: August 17, 2009**) (Request sent to Board of Supervisors for postponement) (**Deferred to July 1, 2009 Work Session**)

REVIEW OF PENDING REZONING/CONDITIONAL USE PERMITS

5. [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**) (**Deferred at June 17, 2009 Regular Meeting to July 1, 2009 Work Session**)

6. [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) (History - Deferred at June 3, 2009 Regular Meeting to July 1, 2009 Work Session)**

REVIEW OF PENDING SUBDIVISION PLANS

7. [SUB2800594; Lexington Farms - Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 11 single-family residential lots, zoned A-1, Agricultural, consisting of 50.8 acres located on the north side of Mountain View Road approximately 400 feet west of Rock Hill Church Road on Assessor's Parcel 17-54 within the Hartwood Election District. **(Time Limit: September 9, 2009) (Deferred at June 17, 2009 Regular Meeting to July 1, 2009 Work Session)**

REVIEW OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS

None

OTHER UNFINISHED BUSINESS

None

APPROVAL OF MINUTES

April 15, 2009 Work Session

May 6, 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:

8. [RC2900102; Reclassification - Telecom Tower, Leeland Road VRE Station](#) - A proposed reclassification of Assessor's Parcel 46-93G consisting of 2.04 acres, located on the west side of Leeland Road and the south side of the RF&P Railway at the Leeland Road VRE Commuter Station within the Falmouth Election District, from PD-1, Planned Development-1 Zoning District to M-1, Light Industrial Zoning District. The applicant proffered to limit the use of the property to a 150 foot tall monopole telecommunication facility, and ancillary uses and commuter parking lot. The Comprehensive Plan recommends the property for Suburban Residential land use. The Suburban Residential land use would permit single family residential development at a density of three (3) dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the M-1 Zoning District. **(Time Limit: September 29, 2009)**
9. [COM2900103; Comprehensive Plan Compliance Review - Telecom Tower, Leeland Road VRE Station](#) - 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 a 150 foot tall monopole telecommunication facility, located on the west side of Leeland Road and the south side of the RF & P Railway at the Leeland Road VRE Commuter Station on Assessor's Parcel 46-93G within the Falmouth Election District. **(Time Limit: August 30, 2009)**
10. [CUP2900104; Conditional Use - Telecom Tower, Leeland Road VRE Station](#) - A request for a Conditional Use Permit to allow a 150 foot tall monopole telecommunication facility in an M-1, Light Industrial Zoning District on Assessor's Parcel 46-93G consisting of 2.04 acres, located on the west side of Leeland Road and the south side of the RF & P Railway at the Leeland Road VRE Commuter Station within the Falmouth Election District. **(Time Limit: September 29, 2009)**
11. [RC2900101; Reclassification - Wyche Road Properties](#) - A proposed reclassification from the A-1, Agricultural Zoning District, and B-3, Office Zoning District, to the B-2, Urban Commercial Zoning District, to allow for the development of flex office uses on Assessor's Parcels 38-76A, 38-76B (portion), 38-76C, 38-76E, 38-76F, 38-76G, 38-77 (portion) and 38-80 consisting of 90.31 acres, located on the west side of Wyche Road approximately 2,500 feet south of Courthouse Road within the Aquia Election District. The applicant is proposing a maximum of 1,200,000 square feet of B-2 use gross floor area for construction on the property. The applicant has submitted proffers concerning the use of the property, the exterior building materials, architectural details, cultural resources and transportation. The current Comprehensive Plan recommends the property for Urban Commercial and Light Industrial land uses and Resource Protection Areas. The Urban Commercial land use designation would allow the development of commercial retail and office uses. The Light Industrial land use designation would allow light industrial, light manufacturing and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: September 29, 2009)**
12. [COM2900169; Comprehensive Plan Compliance Review - Public Safety Center](#) - 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 a public facility, specifically, to increase the height of an approved telecommunication facility from 125 feet to 145 feet at the Stafford County Public Safety Building, located on the north side of Courthouse Road approximately 250 feet east of Red Oak Drive on Assessor's Parcel 30-29G within the Aquia Election District. **(Time Limit: August 30, 2009)**

13. [Amendment to Zoning and Subdivision Ordinances](#) - Amendment to Section 28-251, Review procedure of the Zoning Ordinance; and Section 22-60, Staff Review; Section 22-61, Technical Review Committee; and Section 22-77, Review and Approval of the Subdivision Ordinance, pursuant to Ordinance O09-34. The amendment modifies Section 22-61, Technical Review Committee, of the Subdivision Ordinance by clarifying the technical review committee process and making the committee's comments available to the Planning Commission for its review. The amendment also modifies Section 28-251, Review procedure of the Zoning Ordinance; and Section 22-60, Staff Review; and Section 22-77, Review and Approval, of the Subdivision Ordinance by setting the maximum number of reviews and establishing time limits for plan review re-submissions.
14. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-25, Definitions of Specific Terms; Section 28-121, Purpose and Intent; Section 28-122, Certain Types Prohibited in all Districts; Section 28-123, Types Permitted in A-1 Districts; Section 28-124, Types Permitted in A-2 and R-1 Districts; Section 28-125, Types Permitted in R-2, R-3 and R-4 Districts; Section 28-126, Types Permitted in B-1, B-2, M-1 and M-2 Districts; Section 28-127, Types Permitted in RC, SC and B-3 Districts; and Section 28-129, Types Permitted in PD-2 Districts; and to enact, adopt and ordain Section 28-138, Types Permitted in the RBC District, of the Zoning Ordinance, pursuant to Ordinance O09-18.

UNFINISHED BUSINESS:

15. [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) (Deferred at June 17, 2009 Regular Meeting to July 1, 2009 Work Session)**
16. [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 uses. The Life Care Zoning District 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) (History - Deferred at June 3, 2009 Regular Meeting to July 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

April 1, 2009 Regular Meeting

April 15, 2009 Regular Meeting

May 6, 2009 Regular Meeting

ADJOURNMENT