

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS

1300 COURTHOUSE ROAD
SEPTEMBER 2, 2009

5:00 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 for legal analysis**)
2. [Amend Definition of Subdivision Sign in the Zoning Ordinance](#) (Referred to Planning Commission by Board of Supervisors)
3. [Medical and Dental Clinics in Commercial Districts](#) (Referred to Planning Commission by Board of Supervisors) (**Time Limit: November 17, 2009**)
4. 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)

REVIEW OF PENDING REZONING/CONDITIONAL USE PERMITS

5. [RC2900128; Reclassification - North Stafford Center for Business and Technology, The Shoppes of North Stafford](#) - A proposed reclassification from B-3, Office Zoning District to the B-2, Urban Commercial Zoning District, to allow a shopping center at 25 Tech Parkway on Assessor's Parcel 19U-1 consisting of 3.88 acres, located on the northwest corner of the intersection of Garrisonville Road and Tech Parkway within the Rock Hill Election District. The Comprehensive Plan recommends the property for Suburban Commercial and Office uses and Resource Protection. The Suburban Commercial designation would allow the development of commercial retail and office uses. The Office designation would allow development of professional offices and office parks. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. (**Time Limit: November 17, 2009**) (**History - Deferred at August 19, 2009 Regular Meeting to September 2, 2009 Work Session**)
6. [RC2900044; Reclassification - Taylor Industrial Parcel 45-51A and 45-51B, RV Parkway](#) - A proposed amendment to proffered conditions to provide more flexibility in the permitted uses on the property, zoned M-2, Heavy Industrial Zoning District, on Assessor's Parcels 45-51A and 51B consisting of 1.99 acres, located on the west side of RV Parkway approximately 1,500 feet north of Warrenton Road within the Falmouth Election District. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the M-2 Zoning District. (**Time Limit: November 17, 2009**) (**History - Deferred at August 19, 2009 Regular Meeting to September 2, 2009 Work Session**)

7. [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 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 Comprehensive Plan recommends the property for Urban Commercial, Light Industrial, and Resource Protection Area land uses. 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 used in the B-2 Zoning District. **(Time Limit: November 17, 2009) (History - Deferred at August 19, 2009 Regular Meeting to September 2, 2009 Work Session)**

REVIEW OF PENDING SUBDIVISION PLANS

None

REVIEW OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS

None

OTHER UNFINISHED BUSINESS

None

ADJOURNMENT

End of Work Session Agenda

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. [Amendment to Zoning and Subdivision Ordinances](#) - Amendment to Section 28-25, Definitions of Specific Terms, and Section 28-61, Reservoir Protection (RPOD) Overlay District, of the Zoning Ordinance; and Section 22-87, Content of the Subdivision Ordinance, pursuant to O09-39. The amendment creates an overlay district that would restrict uses within the upstream watershed of the County reservoirs.

UNFINISHED BUSINESS:

9. [RC2900128; Reclassification - North Stafford Center for Business and Technology, The Shoppes of North Stafford](#) - A proposed reclassification from B-3, Office Zoning District to the B-2, Urban Commercial Zoning District, to allow a shopping center at 25 Tech Parkway on Assessor's Parcel 19U-1 consisting of 3.88 acres, located on the northwest corner of the intersection of Garrisonville Road and Tech Parkway within the Rock Hill Election District. The Comprehensive Plan recommends the property for Suburban Commercial and Office uses and Resource Protection. The Suburban Commercial designation would allow the development of commercial retail and office uses. The Office designation would allow development of professional offices and office parks. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: November 17, 2009) (History - Deferred at August 19, 2009 Regular Meeting to September 2, 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

June 3, 2009

June 17, 2009

July 1, 2009

ADJOURNMENT