

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS

1300 COURTHOUSE ROAD
OCTOBER 21, 2009

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 for legal analysis)
2. [Groundwater Management Plan Ordinance](#)
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)

REVIEW OF PENDING REZONING/CONDITIONAL USE PERMITS

4. [RC2900007; Reclassification - Onville Retail Center](#) - A proposed reclassification from R-1, Suburban Residential Zoning District to B-2, Urban Commercial Zoning District to allow, with proffered conditions, future retail development on Assessor's Parcels 20-84 and 20-85 consisting of 2.05 acres, located on the west side of Onville Road approximately 300 feet north of Garrisonville Road within the Griffis-Widewater Election District. The applicant has proffered conditions pertaining to land use, signage, site development, transportation, and the demolition of existing buildings on the site. The Comprehensive Plan recommends the property for Urban Commercial and Urban Residential land uses. The Urban Commercial land use designation would allow development of commercial, retail and office uses. The Urban Residential land use designation would allow development of a variety of residential housing types at a density of up to fifteen (15) dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: January 19, 2010) (History - Deferred at September 16, 2009 Regular Meeting to October 21, 2009 Work Session)**

REVIEW OF PENDING SUBDIVISION PLANS

5. [SUB241784; Cranewood, Section 2, Preliminary Subdivision Plan](#) - A preliminary subdivision plan with 9 single-family residential lots, zoned R-1, Suburban Residential, consisting of 5.20 acres located approximately 400 feet west of Jefferson Davis Highway on the north side of Enon Road on Assessor's Parcel 45-281 within the Hartwood Election District. **(Time Limit: December 9, 2009) (History - Deferred at September 16, 2009 Regular Meeting to October 21, 2009 Work Session)**

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:

- 6. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-35, Table of Uses and Standards and Table 3.1, District Uses and Standards, of the Zoning Ordinance pursuant to Ordinance O09-50. The proposed amendment modifies Table 3.1 by permitting medical/dental clinics as a by-right use in the B-1, Convenience Commercial; B-2, Urban Commercial; B-3, Office; RC, Rural Commercial; SC, Suburban Commercial; and PD-1, Planned Development-1, zoning districts. **(Time Limit: November 17, 2009)**

- 7. [Amendment to Zoning and Subdivision Ordinances](#) - Amendment to Section 28-25, Definition of Specific Terms, of the Zoning Ordinance, Section 22-4, Definitions, Section 22-46, Assignment of Subdivision Names, and Section 22-134, Required Amenities, of the Subdivision Ordinance, pursuant to Ordinance O09-53. The proposed amendment requires the name of the subdivision to be the name as shown on the recorded plat for the subdivision. **(Time Limit: November 17, 2009)**

- 8. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-350, Grant of Variances, of the Zoning Ordinance pursuant to proposed Ordinance O09-41. The proposed amendment would eliminate the words “approaching confiscation” as a factor in consideration of determining a hardship for granting of a variance by the Board of Zoning Appeals. **(Time Limit: November 17, 2009)**

UNFINISHED BUSINESS:

9. RC2900007; Reclassification - Onville Retail Center - A proposed reclassification from R-1, Suburban Residential Zoning District to B-2, Urban Commercial Zoning District to allow, with proffered conditions, future retail development on Assessor's Parcels 20-84 and 20-85 consisting of 2.05 acres, located on the west side of Onville Road approximately 300 feet north of Garrisonville Road within the Griffis-Widewater Election District. The applicant has proffered conditions pertaining to land use, signage, site development, transportation, and the demolition of existing buildings on the site. The Comprehensive Plan recommends the property for Urban Commercial and Urban Residential land uses. The Urban Commercial land use designation would allow development of commercial, retail and office uses. The Urban Residential land use designation would allow development of a variety of residential housing types at a density of up to fifteen (15) dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: January 19, 2010) (History - Deferred at September 16, 2009 Regular Meeting to October 21, 2009 Work Session)**

10. SUB241784; Cranewood, Section 2, Preliminary Subdivision Plan - A preliminary subdivision plan with 9 single-family residential lots, zoned R-1, Suburban Residential, consisting of 5.20 acres located approximately 400 feet west of Jefferson Davis Highway on the north side of Enon Road on Assessor's Parcel 45-281 within the Hartwood Election District. **(Time Limit: December 9, 2009) (History - Deferred at September 16, 2009 Regular Meeting to October 21, 2009 Work Session)**

NEW BUSINESS

None

[PLANNING DIRECTOR'S REPORT](#)

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

August 19, 2009

September 2, 2009

ADJOURNMENT