

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS**

**1300 COURTHOUSE ROAD
NOVEMBER 18, 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. [Reservoir Protection Overlay District](#) (Time Limit: January 29, 2010)
2. [Groundwater Management Plan Ordinance](#)
3. Clustering in Agricultural Zoning Districts (Scheduled for December 2, 2009) (Time Limit: January 29, 2010)
4. Elimination of the Preliminary Subdivision Plan Process (Deferred for legal analysis)
5. 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

6. [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) (Deferred at October 21, 2009 Work Session to November 4, 2009 Work Session) (November 4, 2009 Meeting Cancelled; Rescheduled for November 18, 2009)

REVIEW OF PENDING SUBDIVISION PLANS

None

REVIEW OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS

- 7. [Amendments to the Comprehensive Plan](#) (Scheduled for November 18, 2009) (Time Limit: January 20, 2010)

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 22-57, Preliminary Plan; Section 28-248, Major Site Plan; Section 28-203, Rezonings; and Section 28-185.1, Conditional Use Permits. The proposed amendment requires Traffic Impact Analysis (TIA) to be submitted with applications for plans which meet the Virginia Department of Transportation's (VDOT) requirements as outlined in Virginia Administrative Code, Section 24VAC 30-155. The proposed amendment requires that applications for rezonings that generate more than 1,000 vehicles per day or meet the VDOT established thresholds submit a TIA. The proposed amendment requires that applicants for conditional use permit applications which generate an additional 150 vehicles per day and meet the threshold for rezonings or the VDOT standards must submit a TIA. The ordinance also adopts the VDOT 527 requirements for TIAs as the standard for TIA submissions. Currently TIAs are required when submitting a rezoning and conditional use permits under specific traffic generation rates. The thresholds for submitting a TIA will change under this ordinance. The ordinance adds Preliminary Plans and Major Site Plans to the list of plans potentially requiring TIAs. (Time Limit: December 15, 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) (Deferred at October 21, 2009 Work Session to November 4, 2009 Work Session) (November 4, 2009 Meeting Cancelled; Rescheduled for November 18, 2009)**

NEW BUSINESS

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

September 16, 2009

ADJOURNMENT