

**STAFFORD COUNTY PLANNING COMMISSION**  
**WORK SESSION MINUTES**  
**February 7, 2007**

The work session of the Stafford County Planning Commission of Wednesday, February 7, 2007, was called to order at 5:30 p.m. by Chairman William Cook in the Board of Supervisors Chambers of the County Administrative Center.

Members Present: Cook, Kirby, Pitzel, Mitchell, Carlone, Rhodes and Di Peppe.

Members Absent: None

Staff Present: Harvey, Judy, Stepowany, Baker, Kaminsky and Gregori

Declarations of Disqualification

None

OLD BUSINESS:

1. RC2600559; Reclassification - Fairfield Inn & Suites - A proposed reclassification from R-1, Suburban Residential to B-2, Urban Commercial Zoning District to allow the construction of a hotel on Assessor's Parcels 30-2C and 30-2D consisting of 1.48 acres, located on the south side of Derrick Lane approximately 400 feet east of Jefferson Davis Highway within the Aquia Election District. The Comprehensive Plan recommends the property for Urban Residential use, which would allow development of a variety of residential uses up to fifteen (15) dwelling units per acre. This request would allow development of commercial retail 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: March 7, 2007) (Deferred to February 7, 2007 Work Session)**
  
2. CUP2600560; Conditional Use Permit - Fairfield Inn & Suites - A request for a Conditional Use Permit to allow the construction of two hotels within the Highway Corridor Overlay Zoning District on Assessor's Parcel 30-2C, 30-2D, and 30-5 consisting of 5.34 acres, located on the east side of Jefferson Davis Highway, just south of Derrick Lane within the Aquia Election District. **(Time Limit: March 7, 2007) (Deferred to February 7, 2007 Work Session)**

Mrs. Baker stated the applicant met with the residents of Derrick Lane regarding the proposed reclassification and Condition Use Permit.

Debrarae Karnes, Leming and Healy, representing the applicant, stated the design of the hotel had been changed. She stated the hotel was moved forward and the height was reduced from four levels to three levels. She stated Derrick Lane sits higher than the hotel and a six foot privacy fence would be constructed along Derrick Lane. She stated the residents still opposed the construction of the hotel but did provide suggestions on how to mitigate the site, they suggested a landscape buffer. She stated the fence would have to be closest to the property line unless the applicant could get a waiver to allow the landscape buffer to be closest to the property. She stated the landscaping would be proffered. She stated the residents were concerned

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about the car lot, which was a non-conforming use. She stated the applicant would replace the fence which runs behind the car lot and along Derrick Lane. She stated the community asked that the interparcel connection be removed. She stated the proffers would commit to the revised architectural scheme. She stated, in her opinion, areas within major transportation corridors should be Urban Commercial.

Mrs. Carlone asked if the height of the roof pitch was necessary.

Clark Leming, representing applicant, stated the roof pitch provided room for the air conditioning ducts.

Mr. Pitzel asked about the elevation of the building was.

Gary Nicely, Dewberry, the engineering firm, stated the front elevation was 30 feet from the parking lot and the rear elevation was 60 feet from Derrick Lane.

Mr. Pitzel stated the interparcel connector would have to climb a hill.

Mr. Nicely stated it was a very steep hill which would not hold up as a travel way.

Mrs. Kirby stated she was concerned that the applicant had not addressed any historic resources on the site. She states she believed this was the site of Grape Hill. She asked about the size of the trees to be installed.

Mr. Nicely stated the trees would be 10 feet tall and 3 inches in diameter.

Mrs. Kirby stated the interparcel connector could not be safely utilized.

Mr. Di Peppe stated a home is a large investment and he was moved by the large number of residents who addressed the Planning Commission at the public hearing.

Mr. Cook stated he echoed the concerns of Mrs. Kirby and Mrs. Carlone. He asked if mature trees could be proffered for the landscape buffer.

Mr. Mitchell stated he agreed with Mr. Cook.

Mr. Leming stated there would have to be a study of the rate of growth of the trees.

Mr. Mitchell stated he would like the interparcel connector to be proffered out.

Mr. Harvey stated the Highway Corridor Overlay District required an interparcel connector.

Mr. Mitchell made a motion to retain Item 1 in committee until a better rendition of the site was provided. Mrs. Carlone seconded. The motion passed 4-3 (Mr. Pitzel, Mrs. Kirby, and Mr. Di Peppe were opposed.)

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Mr. Cook stated Fairfield Inn and Suites would be discussed at the March 7, 2007 Planning Commission Work Session.

3. SUB2501051; Lake View Estates, Preliminary Subdivision Plan – A preliminary subdivision plan for 22 single family residential lots, zoned A-1, Agricultural consisting of 87.53 acres, located on the west side of Rocky Run Road approximately 2,700 feet south of Warrenton Road on Assessor's Parcels 44-12 and 44-13, within the Hartwood Election District. **(Time Limit: February 27, 2007) (Deferred to February 7, 2007 Work Session)**

Brian Harris, Bowman Consulting, stated the primary drainfield on lot 11 had been relocated and the drainfield on lot 12 was 221 feet from the reservoir and the drainfield on lot 13 was beyond 200 feet from the reservoir. He stated they were unable to relocate the drainfield on lot 14. He stated the cemetery would be placed on its own parcel with a 50 foot buffer and there would be one plaque per lot identifying Critical Resource Protection Areas (CRPA). He stated there would be a battery back up for sewer systems.

Mrs. Carlone thanked the applicant for their responsiveness to the Planning Commission concerns. She asked about the power lines.

Mr. Harris stated the power lines were serving an existing house.

Mr. Pitzel asked about the battery backing for the sewer systems.

Mr. Harris stated there would be battery back up and back flow protection.

Mr. Pitzel asked if the residents would lose water service when the power went out.

Mr. Harris stated the back up system would hold 200 to 300 gallons which would last about 2 days.

Mrs. Kirby stated she appreciated the applicants work protecting the cemetery.

Mr. Di Peppe thanked the applicant for addressing the Planning Commissions concerns.

Mrs. Carlone made a motion for approval. Mr. Mitchell seconded. The motion passed 7-0.

ORDINANCE COMMITTEE – Reservoir Protection Overlay District

Mr. Harvey stated the Board of Supervisors would like to hold a joint work session with the Planning Commission on February 20, 2007.

Mrs. Kirby stated she was concerned that staff had not mentioned this before.

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Mr. Harvey stated staff thinks it would be a good idea. He stated the public hearing would require a large mailing.

Mr. Cook asked Mr. Harvey if the Board of Supervisors would consider a 5:30 p.m. work session.

Mr. Stepowany stated there would be four zones within each overlay district. He stated there would be a reservoir zone, a 220 foot buffer zone, a 2,000 foot proximity zone, and a watershed zone. He stated Rocky Pen would get most of its water from the River. He stated there would be a five acre minimum for properties which abut or adjoin the reservoir. He stated in 1988 the Comprehensive Plan recommended five acre lots.

Mr. Mitchell asked if the County had a right to control firearms, duck lines, and fishing.

Mr. Judy stated the reservoir was a County water supply and therefore the County has the right to determine the uses permitted on or around the reservoir.

Mr. Mitchell asked if it was possible to regulate frogging and catching turtles on the reservoir.

Mr. Di Peppe stated the wounds on the shells of turtles in the Rappahannock River helped show the quality of water.

Mr. Judy stated part of this was a continued attempt to prevent people from engaging in water contact activities in the reservoir.

Mr. Mitchell stated no county in Virginia had a cat leash law. He asked if staff had been in contact with the Termite Board regarding insect control, termites, and chemical liquids prohibited in the Reservoir Protection Overlay District (RPOD).

Mr. Judy stated the Ordinance was referring to people within the areas controlled by the County within the 200 foot buffer around the reservoir. He stated that area would need to be kept in a natural state.

Mr. Mitchell asked if twenty-percent of the County was in the RPOD.

Mr. Stepowany stated twenty-five percent of the County was in the RPOD.

Mr. Rhodes asked if the distance from the intake valve was 100 feet or 200 feet.

Mr. Stepowany stated the number was 100 feet.

Mr. Cook stated he did not agree with going out further than 200 feet.

Mrs. Kirby stated the County has until 2010 to get ready for Chesapeake Bay Regulations. She stated there was not an alternative water source.

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Mr. Pitzel asked what regulations refer to the watershed zone.

Mr. Judy stated none of the Utility Ordinance would have any bearing on the entire watershed. He stated there was very limited restriction in the Zoning Ordinance. He stated some commercial businesses, such as hair salons or dry cleaners, which use certain dangerous chemicals, would have to go through a certain process but federal law already has requirements for those businesses.

Mr. Di Peppe stated these restrictions were common sense and in his opinion, this was a very good Ordinance.

Mrs. Carlone stated she would look forward to the meeting on February 20, 2007. She stated, in her opinion, it was a very good Ordinance.

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 6:57 p.m.

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William Cook, Chairman

**STAFFORD COUNTY PLANNING COMMISSION MINUTES**  
**February 7, 2007**

The regular meeting of the Stafford County Planning Commission of Wednesday, February 7, 2007, was called to order at 7:30 p.m. by Chairman William Cook in the Board of Supervisors Chambers of the Stafford County Administration Center.

MEMBERS PRESENT: Cook, Kirby, Pitzel, Mitchell, Carlone, Di Peppe, and Rhodes

MEMBERS ABSENT: None

STAFF PRESENT: Harvey, Judy, Baker, Stepowany, Kaminsky, Hornung, and Gregori

DECLARATIONS OF DISQUALIFICATIONS:

None

PUBLIC PRESENTATIONS:

None

Mr. Di Peppe stated he would like to recognize a Boy Scout who was attending the meeting to earn a Merit Badge.

PUBLIC HEARINGS:

1. Comprehensive Plan Compliance Review - Potomac Creek Overlook - A request for review to determine compliance with the Comprehensive Plan in accordance with Sec. 15.2-2232 of the Code of Virginia (1950) as amended for the proposed site plan for the service area of the County-designated Urban Service Area, to Assessor's Parcel 38-126 within Aquia Election District.
2. CUP2600902; Conditional Use Permit - Pohanka Honda - A request for a Conditional Use Permit to allow motor vehicle sales, rentals and auto repair in a B-2, Urban Commercial Zoning District on Assessor's Parcel 45-38A consisting of 9.87 acres, located on the east side of Stanstead Road approximately 1,400 feet north of Warrenton Road within the Falmouth Election District. **(Time Limit: May 8, 2007)**

Mrs. Baker presented the staff report. She stated the dealership would provide vehicle sales, rentals, and repairs. She stated currently the site was open space and wooded with some sloping and no perennial streams. She stated the dealership would be part of Carter's Crossing. She stated there would be a single entrance off of Stanstead Road and a sixty foot buffer off of I-95. She stated the site would see 1,533 vehicles per day and 2,000 vehicles once the second dealership was opened and the applicant was proposing significant road improvements. She stated Economic Development provided Fiscal and Economic Impacts. She stated staff recommends approval.

Mrs. Carlone asked if the buffer along I-95 could be filled in with evergreens. She stated she was concerned about the signage.

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Mrs. Baker stated they would have to meet sign standards.

Mr. Pitzel asked if Pohanka had a Conditional Use Permit (CUP) for Old Forge Drive.

Mrs. Baker stated it was withdrawn.

Frank Pohanka, applicant, stated that the residents of Stafford County were going outside of the County to purchase vehicles. He stated the business would be expanding to 40 service technicians, and his employees make an average of \$57,000 per employee, per year. He stated he was a sponsor of the AYES program in the Stafford County Schools and they had donated three new vehicles to schools in the area. He stated they had 18 employees from DECCA and AYES. He stated the site was providing a lot of green space and the building was situated for solar benefits.

Mrs. Carlone stated she would like an evergreen tree line along I-95.

Mr. Pohanka stated they would like to be visible from I-95.

Mrs. Carlone stated she applauded the environmentally friendly building design. She stated the roof top cars would not be visible.

Mr. Pitzel stated the trees could be high enough to block the roof top cars.

Mrs. Kirby stated she would like to commend their persistence. She stated she was concerned the building looked stark. She stated she would like to see some brick on the building.

Mr. Pohanka stated there were design constraints from the manufacturer.

Mrs. Kirby stated, in her opinion, the building was not attractive.

Mr. Rhodes asked if there would be a sidewalk.

Mr. Pohanka stated both sides of the road would have sidewalks.

Mr. Di Peppe asked what kind of concrete would be on the ground.

Mr. Pohanka stated it was a porous, ready mixed concrete.

Mr. Pitzel asked if a shuttle would be provided.

Mr. Pohanka stated the shuttle would take people wherever they needed to go.

Mrs. Kirby stated she would like the building to be more fitting with Virginia landscape.

Mr. Cook opened the Public Hearing. With no one coming forward the Public Hearing was closed.

Mr. Di Peppe made a motion for approval. Mrs. Carlone seconded. The motion passed 7-0.

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**UNFINISHED BUSINESS:**

3. Amendment to Subdivision Ordinance - Amendment to Section 22-153, Lots for Water and Sewer Mains, of the Subdivision Ordinance, pursuant to O06-62. The proposed amendment would require all water and sewer easements, in their entirety, serving water and/or sewer mains between lots in a residential subdivision to be located on lots conveyed to and maintained by a homeowners association. The width of the easement shall be in accordance with Chapter 25 and Chapter 26.2 of the Stafford County Code. **(Deferred at Staff's Request)**

Mr. Cook stated Item 3 was deferred.

4. CUP2600130; Conditional Use Permit – Suh Gas Station - A request for a conditional use permit to allow vehicle fuel sales in a B-2 Zoning District on Assessor's Parcels 29-90A and 96 consisting of 3.2 acres, located on the north side of Courthouse Road at the intersection with Wyche Road within the Aquia Election District. **(Time Limit: December 19, 2006)(Deferred to the February 21, 2007 Work Session)**

Mr. Cook stated Item 4 was deferred to the February 21, 2007 Work Session.

5. RC2501249; Reclassification – Onville Estates - A proposed reclassification from A-2, Rural Residential Zoning District to R-1, Suburban Residential Zoning District on Assessor's Parcel 20-49J consisting of 59.13 acres, located on the west side of Onville Road approximately 300 feet north of Ebenezer Church Road within the Griffis-Widewater Election District. The Comprehensive Plan recommends the property for Rural Residential use. The Rural Residential designation would allow residential development at a maximum density of one dwelling unit per three acres. This request would allow single family detached or duplex dwellings at a maximum density of three dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the R-1 zoning district. **(Time Limit: January 31, 2007)(Deferred to February 21, 2007 Work Session)**

Mr. Cook stated Item 5 was deferred to the February 21, 2007 Work Session.

6. CUP2501638; Conditional Use Permit; Sydney Hastings Commons 7-11 - A request for a Conditional Use Permit to allow a convenience store with vehicle fuel sales in the Highway Corridor Overlay Zoning District on Assessor's Parcel 45-92C consisting of 2.42 acres, located on the northwest corner of Warrenton Road and Melchers Drive within the Falmouth Election District. **(Time Limit: February 13, 2007)(Deferred to February 21, 2007 Regular Meeting)**

Mr. Cook stated Item 6 was deferred to the February 21, 2007 Regular Meeting.

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7. RC2600559; Reclassification - Fairfield Inn & Suites - A proposed reclassification from R-1, Suburban Residential to B-2, Urban Commercial Zoning District to allow the construction of a hotel on Assessor's Parcels 30-2C and 30-2D consisting of 1.48 acres, located on the south side of Derrick Lane approximately 400 feet east of Jefferson Davis Highway within the Aquia Election District. The Comprehensive Plan recommends the property for Urban Residential use, which would allow development of a variety of residential uses up to fifteen (15) dwelling units per acre. This request would allow development of commercial retail 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: March 7, 2007) (Deferred to February 7, 2007 Work Session)**

Mr. Cook stated Item 7 was discussed at the Work Session and was deferred to the March 7, 2007 Work Session.

8. CUP2600560; Conditional Use Permit - Fairfield Inn & Suites - A request for a Conditional Use Permit to allow the construction of two hotels within the Highway Corridor Overlay Zoning District on Assessor's Parcel 30-2C, 30-2D, and 30-5 consisting of 5.34 acres, located on the east side of Jefferson Davis Highway, just south of Derrick Lane within the Aquia Election District. **(Time Limit: March 7, 2007) (Deferred to February 7, 2007 Work Session)**

Mr. Cook stated Item 8 was discussed at the Work Session and was deferred to the March 7, 2007 Work Session.

9. SUB2501051; Lake View Estates, Preliminary Subdivision Plan – A preliminary subdivision plan for 22 single family residential lots, zoned A-1, Agricultural consisting of 87.53 acres, located on the west side of Rocky Run Road approximately 2,700 feet south of Warrenton Road on Assessor's Parcels 44-12 and 44-13, within the Hartwood Election District. **(Time Limit: February 27, 2007) (Deferred to February 7, 2007 Work Session)**

Mrs. Carlone made a motion for approval. Mrs. Kirby seconded. The motion passed 7-0.

**NEW BUSINESS:**

10. SUB2600625; Williams Subdivision, Preliminary Subdivision Plan - A preliminary subdivision plan for 13 single family residential lots, zoned A-2, Rural Residential, consisting of 14.55 acres located on the north side of Enon Road approximately 1,500 feet west of Wyatt Lane on Assessor's Parcels 45-125 and 45-125B within the Hartwood Election District. **(Time Limit: February 28, 2007)(Deferred to February 21, 2007 Regular Meeting at the applicants request)**

Mr. Cook stated Item 10 was deferred to the February 21, 2007 Regular Meeting.

11. SUB2501278; Kings Crossing, Preliminary Subdivision Plan – A preliminary subdivision plan for 15 single family residential lots, zoned A-1, Agricultural consisting of 66.21 acres, located on the southwestern corner of Shelton Shop Road and Courthouse Road on Assessor's Parcel 28-2B, within the Rock Hill Election District. **(Time Limit: May 2, 2007)**

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Ms. Kaminsky presented the staff report. She stated the applicant was proposing 15 single family residential lots, served by public water and sewer. She stated there would be access off of Courthouse Road. She stated the applicant was seeking a waiver of Section 22-187, Street Alignment of the Subdivision Ordinance. She stated there was a Critical Resource Protection Area (CRPA) violation on the site with 4,000 feet of CRPA was graded and clear cut. She stated staff recommends approval.

Mrs. Carlone asked if Virginia Department of Transportation had made site distance recommendations.

Mr. Pitzel asked where the proposed connection to the existing subdivision was made.

Mrs. Kirby asked why 6,000 square feet of CRPA had been destroyed.

Mike Bagby, Bagby, Caldwell, and Associates, stated he knew nothing about the disturbance.

Mr. Harvey stated plans were not approved for grading.

Mr. Judy stated the owner of the property was facing civil or criminal charges.

Mr. Di Peppe asked if the site plan was correct since the grading and clear cutting had been done.

Mrs. Carlone asked if there were any destruction of streams.

Mr. Judy stated the matter at hand was the site plan as presented.

Mrs. Kirby made a motion to put in committee for the last meeting in April. Mr. Di Peppe seconded. The motion passed 7-0.

**MINUTES**

January 17, 2007 Work Session

Mr. Mitchell made a motion for approval. Mr. Rhodes seconded. The motion passed 7-0.

January 17, 2007 Regular Meeting

Mr. Rhodes made a motion for approval. Mr. Mitchell seconded the motion. The motion passed 7-0.

**PLANNING DIRECTOR'S REPORT**

Mr. Harvey stated the Planning Department had compiled the annual report. He stated the Board of Supervisors passed HOME, Inc. proffer amendment, Amendment to Addressing Ordinance for Skyhawk Lane, and the CUP for the medical clinic. He stated staff would be making a presentation to the public on Thursday, February 8, 2007 regarding the Purchase of Development Rights.

**COUNTY ATTORNEY'S REPORT**

No report

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**SECRETARY/TREASURER REPORT**

No report

**STANDING COMMITTEE REPORTS**

Mr. Pitzel stated on January 22, 2007 the Steering Committee merged the maps and on January 29, 2007 they discussed Utilities and the Land Use map. He stated on February 12, 2007 at the Rowser Building they would be discussing town centers and on February 15, 2007 they would be working on mapping.

Mr. Di Peppe stated the Planning Commission needed to announce the Traditional Neighborhood Development subcommittee meeting on February 14, 2007 in ABC Conference Room at 4:00 p.m.

Mr. Cook stated the TND subcommittee would be held from 4:00 p.m. to 7:00 p.m. on February 14, 2007 in the ABC Conference Room.

Mr. Stepowany stated the last item on the TRC Agenda for February 14, 2007 was the Wal-Mart project.

**CONSENT AGENDA**

**SPECIAL COMMITTEE REPORTS**

No report

**CHAIRMAN'S REPORT**

No report

**ADJOURNMENT**

Mr. Mitchell made a motion for adjournment.

With no further business to discuss the meeting was adjourned at 8:35.

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William Cook, Chairman