

STAFFORD COUNTY PLANNING COMMISSION
WORK SESSION MINUTES
March 7, 2007

The work session of the Stafford County Planning Commission of Wednesday, March 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, Zuraf, Hornung and Gregori

Declarations of Disqualification

None

NEW BUSINESS:

Mr. Cook stated the Planning Commission would discuss Stafford Town Station and the Traditional Neighborhood Development Ordinance (TND) before the Fairfield Inn & Suites reclassification and Conditional Use Permit (CUP).

1. Stafford Town Station

Robert Gollahon, Stafford Town Station developer, stated a new application was filed for Stafford Town Station and he would like to present the parallels to the Planning Commission. He stated area 1 would be retail, area 2 would be office and commercial space, area 3 would be the aquatic center or a piece of land for the County and area 4 would be live/work with five acres of open space. He stated the homes would be accessed by alleyways in the back and there was a possibility of having the Fredericksburg Transit System (FRED) stop in the community and slug lanes at the commuter areas. He stated there would be 30,000 feet of trails not including the sidewalks, eight civic uses and a large office building as the anchor of the community. He stated he would proffer a minimum of 100 to 200 workforce housing units.

Debrarae Karnes, Leming and Healy, stated the carriage houses would consist of one and two bedroom living spaces above a garage.

Mrs. Kirby asked if there would be a door from the garage to the living area.

Ms. Karnes stated yes. She stated Stafford County needs workforce housing.

Mrs. Kirby stated when a home was built for Habitat for Humanity; the home could not be sold for fifteen years. She stated as the tax rates rise, the citizens can no longer afford to live in the County.

Mr. Gollahon stated first time home buyers would be able to build equity in the home and hopefully move to a larger home.

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Clark Leming, Leming and Healy, stated the five year provision for living in the home does not mean the home would not be affordable after five years.

Mrs. Kirby asked if the home owner would move to a larger home within Stafford Town Station after the five year provision expired.

Mr. Gollahon stated that was his intention.

Mr. Leming stated the highlighted sections of the proffers addressed the fundamental differences in the revised application. He stated the commuter facilities would include overflow parking for the Virginia Railway Express and the applicant was giving the County an option in the direction of the aquatic center or athletic complex and there would be a proffer offset for the construction of the aquatic center and the athletic center.

Mrs. Kirby stated the citizens of Stafford County gave their opinion on the aquatic center during the last election.

Mr. Leming stated five lots would be dedicated to B. O. O. T. S.

Craig Van Dusen, engineer, stated they would like to determine what commercial uses would look like. He stated a large lot would have a front loading garage, medium and small lots would have rear loading garages, and there would be a two car garage behind commercial uses. He stated sprinkler systems were proffered and the apartments would have elevators.

Mr. Cook thanked Mr. Gollahon for his presentation.

ORDINANCE COMMITTEE

ITEM 1 – Flood Hazard Overlay District

Mr. Stepowany stated he would like to discuss the Flood Hazard Overlay District Ordinance. He stated the Board of Supervisors recommended the Ordinance and would like a Conditional Use Permit (CUP) for public facilities and utilities in the Flood Hazard Overlay District. He stated the Board would like a recommendation within thirty days.

Mrs. Carlone asked why the Board requested this Ordinance.

Mr. Harvey stated there was considerable debate at the Board meeting on March 6, 2007 and there were a number of items which have to go through the Board of Zoning Appeals (BZA).

Mrs. Kirby stated instead of going to the BZA, the application would have two public hearings.

Mr. Harvey stated yes, one public hearing with the Planning Commission and another with the Board.

Mr. Cook stated he understands Mrs. Carlone's and Mrs. Kirby's concerns but the Board asked for a recommendation.

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Mrs. Kirby stated she was concerned about having so little information on the Ordinance.

Mr. Cook stated the Planning Commission would discuss the Flood Hazard Overlay District Ordinance at the March 21, 2007 Work Session.

Mrs. Carlone asked if the Board process was legal.

Mr. Di Peppe stated the Planning Commission was unhappy with the administrative decision process, so it was sent to the BZA. He stated the Board does not want the BZA to handle the Ordinance.

Mr. Stepowany stated the special exception would be deleted and a CUP would be required.

Mr. Cook made a motion to send Item 1 to public hearing on April 4, 2007. Mr. Pitzel seconded. The motion passed 6-0. (Mr. Rhodes was absent)

ITEM 2 – Traditional Neighborhood Development (TND)

Mr. Stepowany stated there were numerous inquiries from developers and the consensus was to create one set standard for all developments. He stated a new Zoning District would be created and a developer would have to rezone the property to a Planned Traditional Neighborhood Development in order to build. He stated the development would be controlled through proffers and Neighborhood Design Standards.

Mrs. Carlone stated 120 feet in height was not TND.

Mr. Stepowany stated the height requirement would be regulated by the intensity of a particular zone.

Mr. Rhodes arrived at 6:40 p.m.

Mrs. Kirby stated if the County did not allow people to build out, then they would build up. She stated 110 feet was New York City, not Stafford County.

Mrs. Carlone stated the Gieco building was 65 feet tall.

Mr. Stepowany stated the developer would have to design a marketable community appealing to the citizens of Stafford County.

Mr. Cook thanked Mr. Stepowany for his presentation and stated the Planning Commission would move on to Old Business.

OLD BUSINESS:

2. 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,

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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 March 7, 2007 Work Session)**

3. 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 March 7, 2007 Work Session)**

Clark Leming, Leming and Healy, stated the pitch of the roof could not be lowered. He stated Holly Bushes and Dogwood Trees would be used as the landscape buffer.

Mr. Di Peppe stated the pictures Mr. Leming was showing of the landscape buffer were not of the same perspective.

Mrs. Carlone stated Spirea was deciduous and she would like to see evergreens planted.

Debrae Karnes, Leming and Healy, stated the applicant was willing to do any combination of landscaping which would please the Planning Commission. She stated the appropriate use for the site was commercial.

Mr. Leming stated the applicant had proffered to extend the fence along the used car lot.

Mrs. Kirby asked if the historic site, Grape Hill, had been researched.

Mrs. Karnes stated nothing was uncovered to suggest a historic site. She stated there was no feedback from staff regarding an archeological study.

Mr. Leming stated the applicant was willing to do anything the County asks. He stated if Mrs. Kirby wanted a Phase I then the applicant would be amendable.

Mr. Harvey stated the deadline for action was tonight unless the applicant provided a letter of extension.

Mr. Di Peppe stated the residents of Derrick Lane were present at every meeting where Fairfield Inn & Suites was discussed.

Mr. Mitchell stated commercial facilities would be needed to help assist the Base Realignment and Closure (BRAC). He stated the applicant had worked with the Planning Commission and motioned to move to the full commission with a recommendation for approval of the reclassification. Mr. Pitzel seconded. He stated Route 1 was a transportation corridor and the applicant had proposed a tremendous amount of screening. He stated, in his opinion, the property should not stay residential.

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Mrs. Carlone stated she felt bad for the residents of Derrick Lane.

The motion passed 5-2. (Mr. Di Peppe and Mrs. Kirby were opposed)

Mr. Mitchell made a motion for approval of the CUP with the revised dates on the General Development Plan (GDP) and the twelve foot trees. Mr. Pitzel seconded. The motion passed 5-2. (Mr. Di Peppe and Mrs. Kirby were opposed)

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 7:00 p.m.

William Cook, Chairman

STAFFORD COUNTY PLANNING COMMISSION MINUTES
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The regular meeting of the Stafford County Planning Commission of Wednesday, March 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, Hornung, Gregori, and Stepowany

DECLARATIONS OF DISQUALIFICATIONS:

None

PUBLIC PRESENTATIONS:

None

PUBLIC HEARINGS:

1. RC2600936; Reclassification – Telecom Cox Communications Facility Brickert Street - A proposed reclassification from R-1, Suburban Residential Zoning District to A-2, Rural Residential Zoning District to allow building modifications to an existing communication facility on Assessor's Parcel 54-117A consisting of 1.54 acres, located on the west side of Brickert Street approximately 1,100 feet north of White Oak Road within the George Washington Election District. The Comprehensive Plan recommends the property for Suburban Residential use. The Suburban Residential use would permit single family residential development at a density of three (3) dwelling units per acre. The Rural Residential use 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 complete listing of permitted uses in the A-2 Zoning District. **(Time Limit: June 5, 2007)**

2. CUP2600937; Conditional Use Permit – Telecom Cox Communications Facility Brickert Street - A request for a Conditional Use Permit to allow a telecommunications facility in an A-2, Rural Residential Zoning District on Assessor's Parcel 54-117A consisting of 1.54 acres, located on the west side of Brickert Street approximately 1,100 feet north of White Oak Road within the George Washington Election District. **(Time Limit: June 5, 2007)**

Mr. Harvey asked that Items 1 and 2 be presented together.

Mr. Stepowany presented the staff report. He stated the property was non-conforming because a communications facility was not permitted in the R-1, Suburban Residential Zoning District. He stated a Special Use Permit was granted in 1984 and currently the facility has ten satellite dishes, two sheds, and one lattice tower. He stated one building would be demolished and a new building would be built in its place. He stated the Land Use Plan recommends single family residential for the parcel. He stated there would be a metal, rust resistant sign on the gate with an emergency contact number. He stated there would be no increase to the height of the tower, no lights or signs

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on the tower, and the applicant would post a 125% credit of the cost of removing the tower. He stated the compound would be screened in accordance with the Landscape Manual with four options for screening: a 15 foot wide evergreen screen, an 8 foot high solid wall, an 8 foot high board on board sight tight fence, or a 5 foot high berm with 20 evergreens and 50 shrubs per every 100 linear feet. He stated the trash dumpster has to be kept inside the fenced compound or screened with an 8 foot tall privacy fence if kept outside the fence. He stated storage and supplies would not be visible from adjacent properties and there would be no fleet parking. He stated Cox Communications would have to acquire the building permit within 5 years or the Conditional Use Permit (CUP) expires. He stated staff recommends approval of the reclassification and CUP.

Mr. Pitzel asked if this could be considered spot zoning.

Mr. Harvey stated spot zoning was when the zoning classification was not consistent with the character of the area.

Mr. Pitzel asked if the provision requiring the removal of outdated equipment applied to the tower. He asked if the tower was a radio transmission tower.

Mr. Stepowany stated the facility was not a radio transmission tower but a communication facility, but there was a radio transmission tower in the area.

Mrs. Kirby stated this was a commercial enterprise, not residential. She stated it was a non-conforming use and by approving it, the Planning Commission would just be adding to the non-conformity.

Mr. Harvey stated without changing the zoning they would not be able to put in the new building to provide the cable service.

Mr. Stepowany stated the upgrades would allow Cox to provide telephone service through the cable service.

Mr. Di Peppe asked about the landscaping on the front of the site.

Mr. Stepowany stated the applicant would have to screen the entire compound using one of the four methods described in the presentation.

Mr. Di Peppe asked if the County would have any say in which design Cox Communications selected.

Mr. Stepowany stated the standards were set in the Landscape Manual.

Mr. Mitchell stated the ten satellite dishes would be leased out, therefore Cox Communications would be drawing rent. He stated there were no monetary proffers with the application. He stated in the north end of the County, the cable was received through a dish and transmitted through fiber optics.

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Mr. Stepowany stated the facility would allow the company to receive the transmission from the satellites, which is sent out through fiber optics to the homes.

Mr. Rhodes asked about the height of the single story building.

Mr. Stepowany stated the building was eight feet tall.

Mr. Rhodes asked what style and material were the homes across the street from the facility.

Mr. Stepowany stated the homes were white, vinyl siding.

Mr. Cook asked what the reclassification would do to the property values.

Mr. Stepowany stated he could not answer that question.

Mike Bell, Bell-Mejia Engineering, stated Cox Communications would like to improve the aesthetics of the site and increase screening. He stated currently there were two buildings, one was new and the other was an old cinder block building not usable for communications. He stated the new building would go exactly where the old building was currently located and the upgrades to the site would allow Cox to provide additional services to the citizens of Stafford County. He stated the tower served internal communications for Cox employees and would not be leased out for commercial use. He stated they would be glad to work with the County on the landscaping. He stated the satellite dishes were used to receive different stations.

Mr. Pitzel asked if the tower was a radio tower.

Mr. Bell stated no, but there was a radio tower in the area.

Mr. Pitzel asked what increased capabilities would be provided by upgrading the site.

Mr. Bell stated telephone service could be provided, as well as high definition television.

Mrs. Kirby asked why the facility had not been cleaned up prior to the reclassification.

Mr. Bell stated the facility was in disrepair and upgrades would allow Cox Communications to function adequately.

Mrs. Carlone asked how tall the current tower was.

Mr. Bell stated it was 90 feet.

Mr. Rhodes asked if there was a chain link fence on the property.

Mr. Bell stated yes.

Mr. Rhodes asked which of the four screening options the applicant intended to pursue.

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Mr. Bell stated he was open to suggestions from the Planning Commission. He stated the applicant liked the landscaping option because it was a softer more aesthetic appeal.

Mr. Rhodes asked if there was a pitched roof.

Mr. Bell stated there was a pitched roof with parapet.

Mr. Mitchell stated public water and sewer would have to be extended to the site.

Mr. Bell stated when the public water and sewer was extended to the adjacent subdivision; the County had the foresight to put a stub into a meter pit.

Mr. Mitchell asked if there was a connection fee.

Mr. Bell stated yes.

Mr. Mitchell stated the reclassification benefited the applicant.

Mr. Bell stated the applicant was proposing some proffers. He stated Cox Communications looked at the reclassification as an opportunity to add aesthetics to the site and offer services to the County. He stated they could continue operating as a non-conforming use.

Mr. Mitchell stated there were no monetary proffers to the County and the facility was not compatible with the surrounding zoning.

Mr. Di Peppe asked if the lattice tower was still needed because of technological advances in communication.

Kathy Cleaver, Bagby and Caldwell, stated the lattice tower receives signals from Richmond for the local television stations.

Mr. Pitzel asked if the upgraded facility would increase internet speeds above the current 15 mega bites per second.

Jabo Johnson, Cox Communications, stated the new building would hopefully provide High Definition Channels and help speed up the internet service.

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

Mr. Pitzel stated he would like to see an elevation view of the building.

Mr. Mitchell asked if Cox Communications would entertain a stipulation to proffer monetary contributions to the County, the schools, or a historic society.

Mr. Pitzel made a motion to send Items 1 and 2 to the March 21, 2007 Work Session and have Cox Communications bring in an elevation of the building and a monetary contribution to a historic society in the proffers. Mr. Di Peppe seconded. The motion passed 7-0.

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UNFINISHED BUSINESS:

3. 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. **(Time Limit: January 31, 2007)(Deferred to March 21, 2007 Work Session)**

Mr. Cook stated Item 3 was deferred to the March 21, 2007 Planning Commission Work Session.

4. 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 March 7, 2007 Work Session)**

Mr. Mitchell made a motion for approval. Mr. Rhodes seconded. The motion passed 5-2. (Mr. Di Peppe and Mrs. Kirby were opposed)

5. 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 March 7, 2007 Work Session)**

Mr. Mitchell made a motion for approval. Mr. Rhodes seconded.

Mrs. Carlone stated she spoke with Mr. Leming and the applicant in the hallway and asked for baffles on the air conditioning units and evergreens, instead of spirea, in the landscape buffering.

Mrs. Kirby stated they agreed to do a Phase I Study on the site.

Mr. Cook asked Mr. Mitchell if he would modify his motion to include baffling of air conditioners, replace the spirea with evergreens, and do a Phase I Study.

Mr. Rhodes stated they agreed to have 12 foot canopy trees

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Mr. Mitchell stated this would set a precedent for discussing an application in the hallway and renegotiating conditions. He amended his motion to include the conditions stated by Mr. Cook.

Mr. Rhodes stated his second would include the conditions stated by Mr. Cook.

Mr. Judy stated he was concerned about the conditions being discussed in the hallway.

Mr. Cook stated he agreed with Mr. Judy.

The motion passed 4-3. (Mrs. Kirby, Mr. Di Peppe, and Mr. Cook were opposed)

6. 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)(Deferred to April 18, 2007)**

Mr. Cook stated Item 6 was deferred to the April 18, 2007 Regular Meeting.

NEW BUSINESS:

7. 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 May 2, 2007 Regular Meeting at the applicants request)**

Mr. Cook stated Item 7 was deferred to the May 2, 2007 Planning Commission Regular Meeting.

ORDINANCE COMMITTEE

Mrs. Kirby made a motion to send the Flood Hazard Overlay District Ordinance to Public Hearing on April 4, 2007. Mr. Pitzel seconded. The motion passed 6-1. (Mrs. Carlone was opposed)

Item 1 – Electronic Signs

Mr. Stepowany stated staff was looking for guidance on electronic signs. He stated there would need to be some input from County Attorney and research on how other localities have dealt with the issue. He stated he spoke with Rachael Hudson in Code Administration regarding an application which was being appealed and the state code does allow a billboard to change its content as long as the interval was no faster than 4 seconds.

Mrs. Kirby stated the electronic signs were distracting, especially for young drivers.

Mr. Stepowany asked what was distracting about the signs.

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Mrs. Kirby stated the context in which the signs changed was distracting.

Mr. Stepowany stated regulations could be provided for businesses and general advertisement signs.

Mrs. Kirby stated, in her opinion, any electronic sign visible from the road was very distracting.

Mr. Cook stated he would like to know the formula used by the Virginia Department of Transportation (VDOT) to calculate the value of the signs.

Mr. Stepowany stated the future income value was calculated to determine the value of the sign.

Mr. Harvey stated he would speak with Code Administration and contact VDOT.

Mr. Cook made a motion to discuss the issue at the next Ordinance Committee meeting. Mrs. Kirby seconded. The motion passed 7-0.

Item 2 – Traditional Neighborhood Development (TND)

Mr. Stepowany stated the latest version to the Zoning Ordinance Amendment had been emailed to the Planning Commissioners and the Appendix to the Comprehensive Plan was provided. He stated members of the sub-committee were in the audience.

Mr. Cook asked if kennels and grain storage were really necessary and asked that they be removed from the Ordinance.

Mr. Stepowany stated he would remove kennels and grain storage from the use table.

Mrs. Kirby stated she would like stables removed.

Mr. Stepowany stated there may be an equestrian area. He stated Aquia Harbor had stables and a bridle path.

Mr. Pitzel stated stables could be in the T-1 and T-2 zones. He asked why a place of worship would have to be detached only.

Mr. Stepowany stated from an Economic Development standpoint “detached only” would be the best situation for a place of worship.

Mrs. Carlone asked if there was a limitation on the number of places of worship.

Mr. Stepowany stated there was no limitation on the number of places of worship.

Mr. Cook suggested taking out the words “detached only”.

Mr. Judy stated there were reasonable zoning requirements, but the County would not want to zone places of worship into a box. He stated telling people the only place they could worship was on a detached parcel may violate the First Amendment.

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Mr. Stepowany stated “detached only” would be removed.

Mr. Judy stated architectural standards should be removed from the Zoning Ordinance.

Mr. Stepowany stated he would remove the architectural standards.

Mr. Judy stated there was no enabling law which would allow the County to enact a zoning regulation to provide for aesthetic features.

Mrs. Kirby asked if you had 400 acres and 230 of it were historic, could you regulate the whole 400 acres.

Mr. Judy stated if the property was in a Historic Overlay District.

Mr. Di Peppe asked if architectural standards would be proffered with the reclassification application.

Mr. Judy stated yes.

Mrs. Carlone stated she was concerned about communication antennas.

Mr. Stepowany stated antennae panels were a by-right use.

Mr. Cook made a motion to send the TND to the full commission on April 4, 2007. Mrs. Kirby seconded. The motion passed 7-0.

Mr. Harvey stated Mr. Judy did not have adequate time to fully review the Ordinance and requested the motion be withdrawn.

Mr. Cook rescinded his motion. Mrs. Kirby rescinded her second.

MINUTES

February 7, 2007 Work Session

Mr. Pitzel stated on Page 2, Paragraph 4, the applicant stated “the elevation difference between the building and Derrick Lane was 30 feet.” He stated on Page 3, back flow protection was independent of the battery back up system.

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

February 7, 2007 Regular Meeting

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

February 21, 2007 Work Session

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

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February 21, 2007 Regular Meeting

Mr. Pitzel stated on Page 9 the minutes should read "Mr. Pitzel showed the Planning Commission a map with low, medium, and high intensive development intensities."

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

PLANNING DIRECTOR'S REPORT

Mr. Harvey stated the Board of Supervisors approved the Pohanka CUP and the Bird/Cook reclassification was deferred. He stated the Board changed the fees on the Architectural Review Board Certificate of Appropriateness.

COUNTY ATTORNEY'S REPORT

No report

SECRETARY/TREASURER REPORT

No report

STANDING COMMITTEE REPORTS

Mr. Pitzel stated there was a meeting held on February 26, 2007 which discussed Economic Development perceptions of Stafford County. He stated at the March 5, 2007 meeting there was a presentation by the Stafford Regional Airport Authority and the Steering Committee completed 2 policy statements. He stated the next meeting was scheduled for March 12, 2007 at the Rowser Building and they were hoping to complete 4 more policy statements and may have input back concerning the build out analysis from Peter J. Smith. He stated if there was enough time the committee may start the public input analysis and on March 19, 2007 the committee would focus on the remainder of the public input analysis. He stated the Transportation and Level of Service (LOS) data would not be ready until the end of March as the Land Use and Transportation policies still needed work.

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

No report

CHAIRMAN'S REPORT

No report

ADJOURNMENT

Mr. Rhodes made a motion for adjournment. Mr. Mitchell seconded. The meeting was adjourned at 9:10 p.m.

William Cook, Chairman