

STAFFORD COUNTY PLANNING COMMISSION
WORK SESSION MINUTES
March 21, 2007

The work session of the Stafford County Planning Commission of Wednesday, March 21, 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, Hornung and Gregori

Declarations of Disqualification

None

Old Business

1. 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)**

Marne Sherman, Garrett Development, stated she met with Mr. Di Peppe and Mrs. Carlone to discuss the project and there was a request for full cash proffers on all 60 lots. She stated after a discussion with the property seller it was decided that full cash proffers would not be offered. She stated two General Development Plans (GDP) were presented, one with 60 cluster units and one with 40 by-right units with water and sewer. She stated the cluster plan would preserve 50 percent open space and all the streams on the property and in her opinion the cluster plan would be the best environmentally. She stated that full cash proffers did not make sense economically.

Mrs. Carlone stated she was disappointed about the full cash proffers.

Mrs. Sherman stated the contract with the property owner was entered into 2 or 3 years ago.

Mr. Pitzel stated the 40 lots could be built by-right as long as the preliminary plan was approved.

Mrs. Kirby asked how the cemetery would be preserved.

Mrs. Sherman stated if the reclassification was approved then it would be preserved.

Mrs. Kirby asked if the cemetery would not be preserved if the reclassification was denied.

Planning Commission Minutes

Work Session

March 21, 2007

Mrs. Sherman stated the cemetery would not be located on open space. She stated the cemetery would be noted in the deed but there would be no fence, just designation of the site.

Mrs. Kirby asked if the cemetery could be designated by a sign.

Mr. Di Peppe stated the Planning Commission asked for full cash proffers on all houses. He stated, in his opinion, the Planning Commission was adamant about full cash proffers. He stated without the full cash proffers he could not vote for the project.

Mr. Rhodes asked about the slope of the ridgeline.

Bob Burner, Garrett Development, stated the slope was going up. He stated the reason full cash proffers were not offered was due to the radical decline in market value.

Mr. Di Peppe asked if the full cash proffers would be passed on to the homeowner.

Mr. Burner stated yes.

Mrs. Sherman stated, in her opinion, the full cash proffers seemed to be a big deal.

Mr. Pitzel stated if the 40 lot, by-right, plan meets all the regulations, then the preliminary plan would have to be passed.

Mr. Di Peppe stated Garrett Development had proffered to build the pump station which was already paid for by developers.

Mrs. Kirby made a motion to deny the reclassification. Mr. Di Peppe seconded.
The motion passed 7-0.

2. 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) (Deferred to March 21, 2007 Work Session)**

Planning Commission Minutes

Work Session

March 21, 2007

3. 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) (Deferred to March 21, 2007 Work Session)**

Mr. Harvey stated at the March 7, 2007 meeting, the Planning Commission requested colored elevations of the new building and proffers to the community.

Mike Bell, Bell Mejia Engineering, showed a rendering of the new building from all four sides. He stated there would be a peaked roof with shingles and a vinyl fence with evergreen landscaping around the complex. He stated he spoke with the Commissioner of Revenue office and the reclassification would not affect the property values. He stated Cox Communications provided a list of charitable organizations to which they currently contribute and they would make a \$1,000 donation to a historical society.

Mr. Di Peppe commended Mr. Mitchell for addressing the charitable donation.

Mr. Mitchell stated he appreciated Cox Communications addressing the concerns of the Planning Commission.

Mr. Cook thanked Mr. Bell for his hard work.

Mr. Bell stated Cox Communications liked to work with the County.

Mr. Pitzel made a motion for approval of the reclassification. Mr. Mitchell seconded. The motion passed 7-0.

Mr. Pitzel made a motion for approval of the Conditional Use Permit (CUP). Mrs. Carlone seconded. The motion passed 7-0.

ORDINANCE COMMITTEE

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

1. Changeable copy/internal illuminated signs

Mr. Stepowany stated he spoke with Alan Griffith, Virginia Department of Transportation (VDOT), concerning the electronic signs. He stated Mr. Griffith had a list of signs which were conforming or non-conforming. He stated non-conforming signs could only be upgraded to 50 percent of the value of the sign and the upgrades were then sent to a state building official.

Mrs. Kirby stated the billboard at the U.S. 17 and U.S. 1 intersection was plain with no lights and now it was electronic with changeable copy but there was no application for the upgrades.

Planning Commission Minutes

Work Session

March 21, 2007

Mr. Judy stated in Virginia Beach a company applied to repair a sign and based on the information submitted the sign repairs were approved. He stated the costs to repair the sign exceeded what was submitted and the City of Virginia Beach took the company to court. He stated the Supreme Court ruled in favor of the City.

Mr. Stepowany stated he was working with Rachael Hudson, Code Administration, to compile a list of non-conforming signs.

Mrs. Carlone stated all three signs were owned by the same company.

Mr. Di Peppe asked what the criteria were for a non-conforming sign.

Mrs. Kirby stated, in her opinion, the signs were a safety issue.

Mr. Stepowany stated the Zoning Ordinance allowed changeable copy signs for time and temperature only at an interval of 5 seconds. He stated the County could control the intervals, illumination, and the size of the sign.

Mrs. Kirby stated, in her opinion, electronic signs were distracting for young drivers.

Mr. Stepowany stated the color of the sign could be controlled through the Ordinance.

Mr. Judy stated the State Code controlled the brightness and intensity of the lights. He stated Stafford County may be the first locality to address electronic signs.

Mr. Pitzel stated, in his opinion, time and temperature signs could be distracting depending on the background.

Mrs. Kirby stated, in her opinion, the Ordinance should be as restrictive as possible.

The Planning Commission asked Mr. Stepowany to draft an Ordinance regarding Changeable copy/internal illuminated signs.

2. Primary roads being dedicated to VDOT

Mr. Stepowany stated primary roads needed to be dedicated to the State of Virginia.

Mrs. Kirby stated this was brought up at every Technical Review Committee (TRC).

Mr. Ingalls stated the word "shall" should be used in place of the word "may".

Mrs. Kirby made a motion to send Item 2 to the full commission. Mr. Cook seconded. The motion passed 8-0.

Planning Commission Minutes
Work Session
March 21, 2007

3. Vesting of preliminary plans

Mr. Stepowany stated the word “may” needed to be replaced with the word “shall”.

Mr. Ingalls made a motion to send Item 3 to the full commission. Mrs. Kirby seconded. The motion passed 8-0.

4. Definition of family

Mr. Stepowany stated Item 4 was a revision to the definition of immediate family.

Mrs. Kirby asked who requested the revision.

Mr. Stepowany stated staff, County Administration and a Board of Supervisors member had requested the change.

Mr. Judy stated it needed to be in compliance with state code 15.2-22-44.

Mr. Stepowany stated he was adding section 15.2-22-44.1 which states the property has been owned for at least 15 consecutive years by the current owner or a member of the immediate family and property owner agrees to place a restrictive covenant on the subdivided property which would prohibit the transfer of the property to a non member of the immediate family for a period of 15 years. He stated they needed to add that the owner of the property would have to retain the property for 15 years before they could convey it to an immediate family member. He stated then the immediate family member would have to retain the property for 15 years before it could be sold to a non-immediate member.

Mr. Judy stated if the property was sold to a non-family member then building permits would not be issued.

Mr. Cook made a motion to send Item 4 to the full commission. Mr. Rhodes seconded. The motion passed 8-0.

5. Final Plat submission requirements

Mr. Stepowany stated the mylars were scratching the scanner glass. He stated the mylar submission requirement needed to be removed from Section 22.86 of the Zoning and Subdivision Ordinance.

Mrs. Kirby made a motion to send Item 5 to the full commission. Mrs. Carlone seconded. The motion passed 8-0.

Planning Commission Minutes

Work Session

March 21, 2007

6. Number of lots per plat

Mr. Stepowany stated an applicant has one year from the date of approval of the preliminary plan to submit the final plat. He stated if the preliminary plan had less than 100 lots, the final plat would have to contain 10 or more lots for vesting purposes.

Mr. Ingalls asked if there could be a percentage of the lots required, if less than 10.

Mr. Cook made a motion to send Item 6 to the full commission. Mrs. Kirby seconded. The motion passed 7-1 (Mr. Ingalls was opposed).

7. Single pipe-stem lots

Mr. Stepowany stated there were no standards for one, single pipe stem lot.

Mrs. Kirby stated there were jurisdictions which prohibited pipe stems.

Mr. Stepowany stated that would have to be researched.

Mr. Cook made a motion to send Item 7 to the full commission. Mr. Pitzel seconded. The motion passed 7-1 (Mr. Mitchell was opposed).

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 6:50 p.m.

STAFFORD COUNTY PLANNING COMMISSION MINUTES
March 21, 2007

The regular meeting of the Stafford County Planning Commission of Wednesday, March 21, 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, Baker, Woolfenden and Stepowany

DECLARATIONS OF DISQUALIFICATIONS:

None

PUBLIC PRESENTATIONS:

None

PUBLIC HEARINGS:

1. RC2600209; Reclassification – AlexCom and Associates - A proposed reclassification from R-1, Suburban Residential, B-1, Convenience Commercial, B-2, Urban Commercial and M-1, Light Industrial Zoning District to B-1, Convenience Commercial Zoning District to allow the construction of an office building on Assessor's Parcel 54E-1-11A consisting of 0.91 acres, located on the southeast corner of Cool Springs Road and Debruen Lane within the George Washington Election District. The Comprehensive Plan recommends the property for Urban Commercial use which would allow the 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-1 Zoning District. **(Time Limit: June 19, 2007)**

Mrs. Baker presented the staff report. She stated AlexCom currently operates out of a former residential structure and utilizes temporary trailers for office space. She stated the property was impacted by the Virginia Department of Transportation (VDOT) road project for Deacon Road/Cool Spring Road/White Oak Road. She stated four residual pieces, with separate zoning designations, now comprise AlexCom's property. She stated there would be two new buildings on the site; a 2-story, 7,200 square foot office and a 1-story, 1,600 square foot soils lab and storage with access from a single entrance on Debruen Lane. She stated the applicant proffered the General Development Plan (GDP) building design in conformance with architectural renderings with sprinklers for all new buildings. The trailers would be removed within 60 days of the issuance of an Occupancy Permit. She stated the application was consistent with the Land Use Plan and staff recommends approval.

Joe Alexander, AlexCom and Associates, stated he was available to answer questions.

Mr. Pitzel asked if there was a color rendering.

Planning Commission Minutes

Regular Meeting

March 21, 2007

Mr. Alexander stated the siding on the new buildings would be the same as the current building.

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

Mr. Pitzel made a motion to send Item 1 to committee.

There was no second to Mr. Pitzel's motion.

Mr. Cook stated there could be a text proffer to regulate the siding.

Mrs. Carlone made a motion for approval with a text proffer regarding the siding. Mr. Rhodes seconded. The motion passed 6-1 (Mr. Pitzel was opposed).

2. RC2600453; Reclassification – Stafford Business Park – A proposed reclassification from A-1, Agricultural to B-2, Urban Commercial Zoning District to allow commercial development of Assessor's Parcel 44-61 consisting of 3.0 acres, located on the north side of Warrenton Road across from Village Parkway within the Hartwood Election District. The Comprehensive Plan recommends the property for Light Industrial and Urban Commercial uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Urban Commercial designation 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: June 19, 2007)**

Mrs. Baker presented the staff report. She stated the existing use was a vacant dwelling with associated structures. She stated the GDP shows 4 total buildings: a retail building with a garden center at the rear of the site and 3 individual retail buildings at the front of the site. She stated two access points would serve the site, with primary access at the intersection with Village Parkway which was currently signalized. She stated there would be a third through lane across the property frontage and a continuous right-turn lane to the secondary entrance. She stated the Level of Service (LOS) was calculated at Holly Corner Road, Village Parkway, and Stafford Lakes Parkway exclusive of Stafford Business Park and these intersections would operate at LOS D by 2008. She stated Stafford Business Park would account for less than 12 percent traffic generation at the Village Parkway intersection, and less than 10 percent at other intersections. She stated the Falls Run Critical Resource Protection Area (CRPA) was located at the rear of the property and there was level topography at the front of the site which drops off towards Falls Run. She stated the existing structures on the property were not eligible for the National Register but the Historic Preservation Planner recommended reuse or relocation of the general store and blacksmith shop. She stated the applicant had proffered right of way dedication on Warrenton Road with improvements, the construction of 4-lane primary access road, traffic signal modifications, and ten thousand dollars cash contribution toward road improvements. She stated the proffers also included the specified building materials with illustrative elevations, historic structures report for 3 structures, consolidation of parcels 61 and 61A, delineation of CRPA prior to construction, and a sewer easement for the Falls Run interceptor. She stated the application was consistent with the Land Use Plan and the staff recommends approval.

Planning Commission Minutes

Regular Meeting

March 21, 2007

Clark Leming, Leming and Healy, stated the site was surrounded by commercial zoning. He stated there would be joint access with the Bird/Cook property which was before the Board of Supervisors for reclassification, a \$10,000 cash proffer, and the architectural design would be proffered with glass, brick, stone, precast, or stucco.

Mrs. Carlone stated there was no mention of the 715 units for Westlake and Stafford Lakes in the traffic study. She stated, in her opinion, the LOS counts were incorrect and more than likely there would be a LOS E or LOS F at this site.

Robin Antenugy, Traffic Engineer, stated the traffic study was scoped in 2005 and the intersection had 36,000 vehicles per day.

Mrs. Kirby stated that was 2 years ago. She asked what the growth rate was.

Ms. Antenugy stated the growth rate was 6 percent.

Mrs. Carlone stated, in her opinion, the Wal-Mart on Warrenton Road would add to the traffic.

Ms. Antenugy stated it was important to remember that when the traffic study was completed VDOT and the County were extremely conservative with regards to the trip generation, so that adding a 6 percent compounded growth rate to the build out and including all the other developments on Warrenton Road resulted in a very conservative analysis even though there would be synergy among all of the retail uses.

Mrs. Carlone asked why the GDP was not proffered.

Mr. Leming stated at this time the applicant did not know which retailer would be leasing the building.

Mrs. Carlone asked if the applicant would proffer the elevation.

Mr. Leming stated they would not proffer the elevations.

Steve Teads, Stafford E & A, stated until the actual back anchor was determined and the site rezoned, they would not know which retailer would be in the larger building. He stated the applicant intends to have a bank, restaurant, or retailer be in general conformance with the colors, the pitch of the roof, and other requirements. He stated he would be uncomfortable pushing the proffers until they know where the retailer would come in.

Mrs. Kirby stated she was not happy with the traffic study being done in 2005. She stated the site was not surrounded by commercial zoning and she was concerned about the 30 foot drop at the back of the property to Falls Run. She stated, in her opinion, the restaurants should be sit-down, with no drive-through.

Mr. Leming stated the applicant would consider proffering out drive-through. He stated the only thing before the Commission tonight was the 3 acre site.

Planning Commission Minutes

Regular Meeting

March 21, 2007

Mrs. Kirby stated the standing seam roof concerned her and she would like to see a colonial or Georgian style roof.

Mr. Di Peppe stated he would like to speak with Dove Tail about some of the contentions they make in the report because they directly oppose each other and do not make sense. He stated the report sited the blacksmith's shop as being built between 1815 and 1890. He stated the presence of a circular saw indicated the building may have been constructed in the 1840's and the blacksmith probably serviced early cars along the road. He stated the Gothic architecture began in the 1850's and there were no photographs of the interior of the house. He stated on the original application the Department of Utilities sited the interceptor to serve the area was constructed in the 1970's and due to limited capacity proposed developments in this area were on a first come, first serve basis. He asked if there would be any money to upgrade the interceptor.

Mr. Leming stated they would pay the sewer hookup fees which would go to infrastructure. He stated at some point there would have to be major improvements to the sewer trunk lines in the area.

Mr. Teads stated he walked through the structures with Wendy Wheatcraft, Historic Planner, when walking into the blacksmith's shop, it is evident it was not the original floor. He stated, in his opinion, there was not enough in the Dove Tail report to warrant relocation of the buildings.

Mr. Leming stated if an outside source wanted to move the buildings they could.

Mr. Di Peppe asked Mr. Leming to arrange a meeting with Dove Tail.

Mr. Rhodes asked what traffic volumes the 2008 total future projections and LOS were based on.

Ms. Antenugy stated the total future projections included the existing baseline traffic as reflected in the traffic counts conducted at the intersection, plus the 6 percent annual growth rate on movements and the background developments.

Mr. Rhodes asked based on that calculation, the number of vehicles per day.

Ms. Antenugy stated the LOS figures were based on the intersections movements and calculated through the syngow system. She stated there were traffic volumes for left and right turns as well as the through lanes.

Mr. Rhodes stated 42,000 vehicles per day in 2005 with 6 percent increase per year, means there would be 5000 trips per day increase.

Ms. Antenugy stated the LOS was calculated on a peak hour basis not on a daily basis.

The Planning Commission discussed the intersection, peak hours, LOS, and VDOT standards.

Mr. Cook opened the Public Hearing.

Planning Commission Minutes

Regular Meeting

March 21, 2007

Greg Motta stated he was a resident of Cardinal Forest subdivision, and in his opinion the effects of the reclassification on the surrounding properties needed to be considered. He stated not all B-2 uses produce the same amount of run off and Falls Run hundred year floodplain borders the property and there were no floodplains indicated on the F.E.M.A map. He stated at the Board of Supervisors meeting held on March 20, 2007 Pete Fields, George Washington District Supervisor, stated piecemeal reclassifications were having a cumulative impact on the properties down stream. He stated in the future the stormwater management pond would overflow and flood the historic district, Cardinal Forest, and Falls Run. He stated the Planning Commission should deny the request and implement a more stringent storm water management plan for properties adjacent to the flood plain.

Doug Lacey stated he was also a resident of Cardinal Forest subdivision. He stated there was a lot of storm water runoff at Falls Run and the volume was going to increase. He stated he was not in favor of the reclassification or future development.

With no one else coming forward the Public Hearing was closed.

Mr. Leming stated the County has the power to change the stormwater management regulations.

Mrs. Carlone made motion to put Item 2 in committee. Mr. Di Peppe seconded. The motion passed 7-0.

Mr. Cook stated Item 2 would be discussed at the April 18, 2007 Work Session.

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)**

Mrs. Kirby made a motion to deny. Mr. Di Peppe seconded. The motion passed 7-0.

4. 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 4 was deferred to April 18, 2007.

*Planning Commission Minutes
Regular Meeting
March 21, 2007*

5. 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)(Deferred to the March 21, 2007 Work Session)**

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

6. 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)(Deferred to the March 21, 2007 Work Session)**

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

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 May 2, 2007.

8. SUB2501518; Season's Landing, Section 5, Preliminary Subdivision Plan - A preliminary subdivision plan for 10 single family residential lots, zoned R-1, Suburban Residential Zoning District consisting of 9.8 acres located on the north side of Hope Road approximately 1,300 feet east of Somerset Lane on Assessor's Parcel 30-122 within the Aquia Election District.**(Time Limit: May 21, 2007)**

Ms. Woolfenden presented the staff report. She stated the plan was for 10 single family lots on 9.8 acres. She stated all lots would be served by public water and sewer and access would continue through Section 1 of Season's Landing and no access would be provided on Hope Road for new development. She stated the existing house on the parcel would retain access on Hope Road. She stated there was no CRPA within the site and open space was provided throughout the subdivision. She stated the open space in this section would remain as green area. She stated the

*Planning Commission Minutes
Regular Meeting
March 21, 2007*

stormwater management would be controlled through a pond that would be constructed with Sections 2 and 3. She stated staff recommends approval of the preliminary plan.

Mr. Di Peppe asked if the back off the site lined up with a large storm water pond.

Mark King, Greenhorn & O'mara, stated there was a storm water management pond within Sections 1 and 2. He stated it was not a wet pond and there was no CRPA on this section.

Mrs. Carlone asked which amenities would be shared with Summerset Landing.

Mr. King stated there was a swimming pool, sports court, a soccer field, and a tot lot.

Mrs. Kirby asked if a gazebo could be put in next to the tot lot.

Mr. King asked if benches around the tot lot would be acceptable.

Mike Stonehill, Hour Development, stated at another subdivision he developed the Home Owners Association (HOA) was unhappy with the gazebo because kids gathered in it. He asked if it would be possible to have the HOA vote on whether or not they would like the gazebo.

Mrs. Carlone stated there could be clearing around the gazebo so it was visible from the road.

Mrs. Kirby stated the gazebo would be good for mothers and grandmothers to have a shaded area to watch their kids at the tot lot.

Mr. Stonehill stated he would agree to put in a gazebo next to the tot lot.

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

9. SUB2600636; Season's Landing, Section 6, Preliminary Subdivision Plan - A preliminary subdivision plan with a cluster concept plan for 12 single family residential lots, zoned R-1, Suburban Residential Zoning District consisting of 7.4 acres located on the north side of Hope Road approximately 3,000 feet east of Somerset Lane on Assessor's Parcel 30-123B within the Aquia Election District.

(Time Limit: May 21, 2007)

Ms. Woolfenden presented the staff report. She stated the cluster plan would be served by public water and sewer. She stated access would be through Sections 2 and 5 of Season's Landing but no access would be provided on Hope Road for new development and there would be one acre of open space. She stated there was an existing house and driveway on the site which would remain and the applicant would provide sewer to the house. She stated the environmental features included open space through out the entire subdivision and the proposed open space was a field with an existing tree line. She stated the entire subdivision would provide a soccer field, sports court, and a tot lot. She stated the stormwater management would be controlled through a pond that would be constructed with Sections 2 and 3. She stated staff recommends approval.

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

*Planning Commission Minutes
Regular Meeting
March 21, 2007*

MINUTES

March 7, 2007 Work Session

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

March 7, 2007 Regular Meeting

Mr. Pitzel stated on Page 4, Mr. Johnson's name was Jabo, not Jay.

Mr. Rhodes made a motion for approval with the change. Mrs. Kirby seconded. The motion passed 7-0.

Mr. Cook stated a Board of Supervisors member who requested a Private Access Easement (PAE) in the Rockhill Election District not be named.

Mrs. Kirby stated a street sign was required.

Mr. Di Peppe motioned that a street sign be required. Mrs. Carlone seconded. The motion passed 7-0.

ORDINANCE COMMITTEE

Traditional Neighborhood Development

Mr. Stepowany stated porches, balconies and materials for fences would be determined by the neighborhood design standards. He stated flat roofs shall be enclosed by a parapet 42 inches high or as required to conceal mechanical equipment. He stated mechanical equipment whether on the roof or the ground shall be screened so as not to be visible from the street. He stated to maintain positive drainage or rainfall all residential buildings shall have a pitched roof and be symmetrically sloped for safety and technical reasons. He stated the residential use table was updated to add the different types of dwellings that had definitions. He stated home occupation and home businesses were listed but not in the different transect zones.

Mrs. Kirby asked for an explanation of home occupation.

Mr. Stepowany stated a home business generates off street business.

Mr. Cook stated an example of a home occupation could be transcribing medical records.

Mr. Stepowany stated a CUP would be required if outside business was generated.

Mr. Pitzel stated a home occupation could be someone who sells items over the internet but there would be no items for sale in the home. He stated a home business would have items for sale in the home.

Mr. Stepowany stated on Page 17 there was an example of how the shared parking table works. He stated an office required 60 spaces and retail requires 40 spaces, between the two uses there would be 100 parking spaces, multiplied by 1.2 which would equal 120, subtract the difference which was 20, then for the two uses to share parking there would need to be 80 parking spaces. He stated on Page 21, the building height ratio was the distance between the right of way line of the opposite side of the street and the base of the building, as well as the opposite side of the street to the top of the building.

*Planning Commission Minutes
Regular Meeting
March 21, 2007*

Mrs. Kirby asked if the Planning Commission would still have the capability to regulate the height of the buildings.

Mr. Stepowany stated yes.

Mrs. Carlone stated the ladders on the emergency vehicles only extend to 100 feet. She stated, in her opinion, 100 feet was not a traditional neighborhood.

Mr. Stepowany stated the height could be negotiated with the developer at the time of the application. He stated on Page 22, the applicant would need to provide 20 copies of the regulating plan and 20 copies of the Neighborhood Design Standards with the application.

Mr. Cook asked about the break up of the PD-1.

Mr. Stepowany stated he had been in contact with a potential buyer of a PD-1 and PD-2 Zoning District with vacant commercial on the site who may want to consolidate the parcels and asked about residential component in the commercial. He stated an existing PD-1 Zoning District would be 10 percent to 30 percent commercial use. He stated that commercial use segment would be part of the TND and no longer in the PD-1 Zoning District.

Mrs. Kirby stated that was the reason the Commission asked for 25 percent commercial.

Mr. Stepowany stated the area would still be commercial, but in the TND instead of the PD-1.

Mr. Di Peppe stated a section of the PD-1 would be commercial but it would be part of the TND. He stated the developer just wanted to make sure the commercial would still be commercial and would not be changed to residential.

Mr. Stepowany stated the proffers for the PD-1 would be amended to reflect this. He stated the proffers would still control the development threshold of the commercial property, it would just be zoned TND.

Mr. Pitzel asked Mr. Stepowany to make sure the architectural standards were presented to the Comprehensive Plan Steering Committee.

Mrs. Kirby motioned to send the TND Ordinance to Public Hearing on April 18, 2007. Mr. Pitzel seconded. The motion passed 7-0.

PLANNING DIRECTOR'S REPORT

Mr. Harvey asked the Planning Commission if they would like to receive the full package on technical changes.

The members of the Planning Commission stated the written narrative was sufficient.

Mr. Harvey stated the Board of Supervisors, at the March 20, 2007 meeting, deferred the Brentsmill proffer amendment and the Bird/Cook reclassification. He stated the Board passed the Sydney Hastings reclassification and CUP, as well as the Stafford Regional Airport reclassification. He stated the Board approved the Cemetery Ordinance.

COUNTY ATTORNEY'S REPORT

Mr. Judy stated the County Attorney's Office was participating in the Legal Food Frenzy to raise awareness of hunger. He stated they were collecting food which would be donated to the

Planning Commission Minutes
Regular Meeting
March 21, 2007

Fredericksburg Area Food Bank. He stated a monetary donation would be acceptable and checks should be made out to the Food Bank.

SECRETARY/TREASURER REPORT

No report

STANDING COMMITTEE REPORTS

Mr. Pitzel stated on March 12, 2007 the Committee completed 2 policy statements and revised the map. He stated on March 19, 2007 eight policy statements were completed and on March 26, 2007 the Committee would discuss the public input comments and the results of the traffic studies.

Mr. Cook stated there were Ordinances discussed at the Work Session and sent to the full commission.

1. Primary roads being dedicated to VDOT

Mrs. Kirby made a motion to set Item 1 for Public Hearing on April 18, 2007. Mr. Mitchell seconded. The motion passed 7-0.

2. Vesting of preliminary plans

Mrs. Kirby made a motion to set Item 2 for Public Hearing on April 18, 2007. Mr. Rhodes seconded. The motion passed 7-0.

3. Definition of family

Mr. Cook made a motion to set Item 3 for Public Hearing on April 18, 2007. Mrs. Kirby seconded. The motion passed 7-0.

4. Final Plat submission requirements

Mr. Cook made a motion to set Item 4 for Public Hearing on April 18, 2007. Mrs. Kirby seconded. The motion passed 7-0.

5. Number of lots per plat

Mrs. Kirby made a motion to set Item 5 for Public Hearing on April 18, 2007. Mr. Rhodes seconded. The motion passed 7-0.

6. Single pipe-stem lots

Mr. Cook made a motion to set Item 6 for Public Hearing on April 18, 2007. Mr. Rhodes seconded. The motion passed 7-0.

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

Planning Commission Minutes

Regular Meeting

March 21, 2007

Mr. Di Peppe stated he was disappointed in the progress of the Reservoir Protection Ordinance District (RPOD).

Mrs. Carlone stated she was disappointed as well.

CHAIRMAN'S REPORT

No report

ADJOURNMENT

Mr. Mitchell made a motion for adjournment.

The meeting was adjourned at 9:50 p.m.