

STAFFORD COUNTY PLANNING COMMISSION
WORK SESSION MINUTES
October 18, 2006

The work session of the Stafford County Planning Commission of Wednesday, October 18, 2006, 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:

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

Declarations of Disqualification

None

UNFINISHED BUSINESS:

1. RC2600183; Reclassification; Ferry Farm Plaza - A proposed reclassification from A-1, Agricultural Zoning District to SC, Suburban Commercial Zoning District to allow the construction of commercial uses on Assessor's Parcels 55-61 and 55-63A consisting of 6 acres, located on the southwest corner of White Oak Road and Ferry Road within the George Washington Election District. **(Time Limit: December 5, 2006) (Deferred to October 18, 2006 Work Session)**

Clark Leming, representing the applicant, stated a town meeting was held October 14, 2006, and the applicant and the developer addressed questions and concerns from the public regarding the proposed White Oak Plaza. He stated there were changes to the proffers. He stated there would be a right turn lane from Ferry Road onto White Oak Road. He stated there was a proposed combined right/through lane and left turn lane. He stated the citizens who attended the meeting wanted a right only turn lane, but there was not enough right of way. He stated the applicant would be happy to configure the intersection to meet the standards of the Virginia Department of Transportation and Stafford County. He stated the applicant proffered out tattoo parlors.

Mrs. Kirby asked if drive-thru restaurants could be proffered out.

Mr. Leming stated a drive-thru restaurant would require a Conditional Use Permit (CUP) and the approval of the Planning Commission. He stated the buffers at the back of the property would include the existing Cedar trees and a privacy fence. He stated the new architectural renderings showed the building materials to be earth tones with green roofs and signs to match. He stated proffer twelve stated there would be a covered bus stop.

Mrs. Kirby asked if the awnings were still a part of the building design.

Mr. Leming stated the awnings were removed.

Mrs. Carlone asked where the bus stop would be located.

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Mr. Leming stated the bus stop location was not set. He stated the Jett home along Ferry Road was not eligible for the National Register. He stated the owners of the home do not want the house preserved but would participate in relocating the home for a period of eighteen months. He stated the owner would participate in the costs of relocating the home.

Mrs. Kirby stated the Potomac Tribe may be interested in using the house as a museum to store artifacts.

Mr. Leming stated the name of the project was changed from Ferry Farm Plaza to White Oak Plaza.

Mrs. Carlone stated she did not want more fast food chains in that area.

Mr. Leming stated the citizens did discuss with him the possibility of having a bank and a pharmacy at this location.

Mr. Pitzel stated the applicant did a marvelous job responding to the questions and concerns of the Planning Commission as well as the citizens. He stated he would like proffer 12 to include the Fred Bus or other transit systems.

Mr. Judy stated proffer 12 should read the Fred Bus and/or other transit systems.

Mr. Di Peppe stated he appreciated the work of the applicant and developer.

Mr. Cook stated he was not informed of the town meeting on October 14, 2006.

Mr. Leming stated he did not schedule the meeting.

Mr. Pitzel stated he scheduled the town meeting and would like to thank the White Oak Volunteer Rescue Squad for allowing the meeting to be held in their building. He made a motion to send White Oak Plaza to the full commission with a recommendation for approval. Mrs. Carlone seconded the motion. The motion passed 7-0.

Mr. Harvey stated the by-laws state the Planning Commission had to agree to accept the revised proffers.

Mr. Pitzel made a motion to accept the proffers. Mr. Rhodes seconded. The motion passed 7-0.

2. RC2600334; Reclassification; Yusufi Property - A proposed reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District for office/retail on Assessor's Parcel 19-24 consisting of 0.62 acres, located on the south side of Garrisonville Road approximately 1,100 feet west of Shelton Shop Road within the Rock Hill Election District. **(Time Limit: December 5, 2006) (Deferred to October 18 Work Session)**

Mr. Cook stated in his opinion the Generalized Development Plan (GDP) was unacceptable.

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Mrs. Baker stated the GDP was sent electronically.

Mrs. Kirby stated she could not read the GDP.

Mr. Rhodes asked what the Planning Commissions standards were for GDP's.

Mrs. Kirby stated there were no sidewalks and the entrance was off of Soaring Eagle Drive.

Mr. Cook stated Item 2 would be discussed further at the 7:30 meeting.

ORDINANCE COMMITTEE

Mr. Stepowany stated there were three proposed Ordinances. He stated the first Ordinance addressed the process for revision to preliminary subdivision plans. He stated Part C of the Ordinance reads the "Planning Director shall approve or disapprove the revisions within ten working days." He stated the second item was a revision to approved plats. He stated the Planning Commissions concern was what would happen if the revisions were not approved or disapproved within ten days. He stated the applicant could petition the Circuit Court to have a judge give a directive that a decision needed to be made. He stated at the October 4, 2006 Work Session the Planning Commission asked if there was alternative language. The County Attorney's office stated the current language was correct. He stated the applicant could petition the court to ask a judge to direct the Planning Department to make a decision.

Mr. Rhodes asked if ten days would be enough time for the Planning Department to make a decision.

Mr. Harvey stated ten days would be enough time. He stated the manpower situation could always change the response time. He stated if a key staff member was not available, the response time could possibly be delayed.

Mr. Stepowany stated the Planning Department had ten days to decide if the revision was a technical change or a change that would require a new plan and new public hearing in front of the Planning Commission.

Mr. Judy stated the plan would not have to come back to the Planning Commission for minor changes.

Mr. Stepowany stated the third Ordinance was held in committee because the Planning Commission wanted to approve all three Ordinances together.

Mr. Pitzel stated if action was not taken within ten days, the applicant has the option to petition the court.

Mr. Judy stated the intent of the Ordinance was to establish a time frame for the applicant to receive a response from the Planning Department.

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Mr. Cook made a motion to send all three Ordinances to the full commission to set for Public Hearing. Mr. Rhodes seconded the motion. The motion passed 7-0.

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 6:20 p.m.

STAFFORD COUNTY PLANNING COMMISSION MINUTES

October 18, 2006

The regular meeting of the Stafford County Planning Commission of Wednesday, October 18, 2006, 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:

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

PUBLIC PRESENTATIONS: None

PRESENTATIONS:

1. Tri-County/City Soil and Water Conservation District

Charles Ivins, Tri-County/City Soil and Water Conservation, gave a presentation. He stated the rivers and streams were clogged with sediment. He stated a number of residents could not grow grass because of unhealthy topsoil. He stated the federal government wants to clean up the Chesapeake Bay. He stated water quality standards would have to be meant by 2010 or face penalties by the Environmental Protection Agency. He stated there were many strategies to help preserve water quality which did not require a lot of funding. He stated tree preservation; buffers along waterways and streams, protection of steep slopes, and encouraging septic connection were all ways to protect the quality of Stafford's waterways. He stated the federal government could impose more restrictions of land if the water quality problems were not resolved.

Mrs. Carlone asked if a member of Tri County/ City Soil would like to attend Technical Review Committee (TRC) meetings.

Mr. Ivins stated he appreciated the invitation but his office was very overwhelmed at the moment.

Mrs. Kirby asked if Tri County/City Soil had a mail out that could be sent to the Planning Commission members.

Mr. Ivins stated he would be happy to provide the Planning Commission with information.

Mr. Pitzel stated he would like to find a way to educate citizens who have well and septic.

Mr. Ivins stated a package of information was provided to new homeowners.

Mr. Di Peppe asked Mr. Ivins if there was a website citizens could visit to obtain information.

Mr. Ivins stated anyone could search tri county soil and water on the internet and pull up the site.

The Planning Commission thanked Mr. Ivins for his presentation.

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2. Stafford County Department of Economic Development

Tim Baroody, Director of Economic Development, gave a presentation on Stafford's future and growth. He stated Stafford was experiencing a large amount of commercial growth. He stated the average weekly wage was \$730.00, which was higher than Spotsylvania, Fredericksburg, and Prince William. He stated jobs in Stafford County were growing at three times the rate of the population. He stated business growth in Stafford County was in the double digits. He stated the Planning Commission approved projects which allowed Stafford County to grow. He stated a vision has been created for the future of Boswell's Corner and the Courthouse area. He stated there were plans for a vision in Falmouth and Route 17. He stated Stafford County was attracting the private sector. He stated Medicorp was coming to the area. He introduced M. C. Moncure, the new Tourism Manager for Economic Development.

Mrs. Carlone asked if the Planning Commission could have a copy of the presentation.

Mrs. Kirby asked what kind of numbers Stafford County could expect to see with Base Realignment and Closure being implemented by the federal government.

Mr. Baroody stated three thousand jobs would move to Stafford County.

Mr. Di Peppe asked when the Marine Corps museum was opening.

Mr. Rhodes stated the museum would open on November 13, 2006.

The Planning Commission thanked Mr. Baroody for his presentation.

PUBLIC HEARINGS:

1. Comprehensive Plan Compliance Review - Kenworthy - A request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (1950) as amended, for the extension of public sewer service outside of the County's designated Urban Service Area, to Assessor's Parcels 30-145A and 30-145M. **(Time Limit: January 15, 2007)**

Ms. Kaminsky presented the staff report. She stated the request was for an extension of public sewer outside of the Urban Services Area. She stated there would be ten lots served by public sewer. She stated the site was bisected by the Urban Services Area and the Utilities Department had no objection to the request. She stated the request was consistent with the intent of the Land Use Plan. She stated staff believed the Urban Service Area was not mapped correctly. She stated the negative impacts where the property was outside of the service area and was not in compliance with growth management strategies. She stated the positive impacts were the extension would negate the possibility of future installation of sewer lines at the County's expense; the property naturally drains north to the existing Summerwood subdivision, which is serviced with public sewer, and minimizes the potential for groundwater contamination. She stated staff recommends approval.

Mr. Harvey stated the entire area north and west of Hope Road was zoned R-1. He stated currently the map was incorrect, based on the current facts.

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Mr. Di Peppe stated eighty-percent of the property was not in the Urban Services Area. He stated the cut-off line for the Urban Services Area was always going to be at some point. He stated the line was drawn for a reason.

Mr. Cook stated the property was zoned R-1 in the growth area. He asked why would the area be zoned R-1 if they did not want growth. He stated he agreed with the Planning staff. He stated the Comprehensive Plan map was obviously incorrect.

Mrs. Kirby stated in her opinion two lots outside the Urban Services Area would be different, but this was eight lots.

Peggy Kenworthy, applicant, stated she bought the house in 1983 and it was zoned R-1. She stated she wanted the use of the property to be consistent with the Zoning and Land Use Plan. She stated she was not convinced it was just two lots that were currently within the Urban Services Area. She stated her neighbors to the front and back of her property were zoned R-1. She stated the plan was for a ten lot subdivision. She stated the Comprehensive Plan was meant to manage and direct growth. She stated her development plan was a cluster subdivision with ten lots. She stated there would not be a major impact on the services.

Mr. Di Peppe stated he was confused because the applicant questioned whether there were only two lots were in the Urban Services Area but the drawing provided by the applicant shows two lots.

Mrs. Kenworthy stated if the line was moved slightly it would include lot ten.

Mr. Di Peppe stated the vast majority of the land was in a rural zone.

Mrs. Kenworthy stated Willow Park was outside the area but has water and sewer.

Mr. Mitchell stated he liked the positive aspects.

Mr. Rhodes asked how many of the proposed lots touch parcel 145M since there was a growth line which went through the middle of the parcel. He stated it appeared to touch eight of the lots, if we were to keep the parcels then we would already be touching eight of the lots.

Mr. Cook opened the Public Hearing.

With no one coming forward the Public Hearing was closed.

Mr. Di Peppe asked how many other lots were zoned R-1 in the county outside the Urban Services Area.

Mr. Harvey stated he did not have this information.

The Planning Commission discussed the project.

Mr. Harvey stated the issue was the extension of sewer outside of the Urban Services Area.

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

Mr. Di Peppe stated he disagreed. He stated the line needs to be drawn somewhere.

Mr. Mitchell stated the family was caught up in lines that they had nothing to do with. He stated in his opinion the positives outweigh the negatives. He stated the Planning Commission has a chance to solve a problem that the citizen did not cause.

The motion passed 4-3 (Mr. Di Peppe, Mrs. Kirby, and Mrs. Carlone voted against approval).

2. RC2600390; Reclassification – Bird/Cooke Property - A proposed reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District for an office and retail shopping center on Assessor's Parcel 44-62 consisting of 26.12 acres, located on the north side of Warrenton Road approximately 800 feet north of Cardinal Forest Drive across from Village Parkway within the Hartwood Election District. **(Time Limit: January 15, 2007)**

Mrs. Baker presented the staff report. She stated the property was currently undeveloped. She stated the plan proposed 144,500 square feet of commercial retail space and 73,000 square feet of office space with banks and restaurants. She stated there would be one small anchor store and one large anchor store to the rear of the site. She stated there would be two access points, one off Village Parkway and the other off Warrenton Road. She stated there would be off site road improvements. She stated no more than fifty-percent of leasable area would be constructed prior to the primary access point. She stated Urban Commercial Zoning was consistent with the Land Use Plan. She stated staff recommends approval.

Mr. Di Peppe asked if the applicant could come back and say the Planning Commission approved the plan without sewer capacity and ask for sewer capacity to be put in.

Mrs. Baker stated it would have to go through Utilities Department Capital Improvements Program.

Mr. Di Peppe asked if the County would pay for that.

Mrs. Baker stated the County would be paying to upgrade the sewer interceptor but it has not been funded at this point.

Mr. Di Peppe asked if there were proffers for the General Development Plan (GDP).

Mrs. Baker stated the applicant has proffered to present the designs during site plan review.

Mr. Rhodes stated Level of Service (LOS) D was dependent upon other developments in the future.

Mrs. Baker stated it would remain at a LOS D.

Mr. Rhodes asked when the four lane private road improvements would be made.

Mrs. Baker stated they did not have a time line for that.

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Mike Coughlin, speaking on behalf of Sumner Partners, stated the target end users along the frontage for the site would be sit-down restaurants. He stated there would be a good amount of professional office space. He stated the applicant was aware they would be relying on the improvements of others. He stated they have limited the amount of development which could occur on the site without the primary access point. He stated the applicant was proposing a continuous right turn lane along the frontage which would extend to Village Parkway. He stated there would be an additional through lane. He stated the LOS of Warrenton Road at Village Parkway was a LOS D, which was not correct. He stated the movement which was a LOS D was the traffic coming from Village Parkway onto Warrenton Road. He stated Warrenton Road was moving because of the timing of the lights, as a result the cars on Village Parkway were sitting still.

Mrs. Carlone stated she lives two and a half miles from the site and it was LOS D most of the day. She stated there was a meeting with Virginia Department of Transportation on Friday. She invited the applicant to the VDOT meeting Friday. She asked if there was an agreement with Wal-Mart or E&A, LLC.

Mr. Coughlin stated it was a mutual benefit for the developers to work together.

Mrs. Carlone asked if the plan for the west side of the road had been submitted.

Mrs. Baker stated there was a rezoning application for a portion of that site.

Mrs. Carlone stated it was mentioned there would be a drive-thru bank, fast food, and a sit-down restaurant.

Rich Miller, Sumner Partners, stated they would like to focus on sit-down restaurants.

Mr. Coughlin stated any drive-thru would be subject to a Conditional Use Permit (CUP) because the location was in the Highway Corridor Overlay District.

Mrs. Carlone stated there was a steep drop to Falls Run and there would be a lot of fill dirt.

Mr. Pitzel asked if the Planning Commission would be receiving an architectural rendering and a list of building materials.

Mr. Miller stated the elevation would be provided after the reclassification and the building materials were proffered.

Mrs. Kirby stated she wanted to know what the building would look like before the reclassification was approved.

Mr. Miller stated brick, precast, stucco, and glass were quality materials.

Mrs. Kirby stated she would prefer brick.

Mr. Coughlin stated they were restricted to the B-2 uses.

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Mrs. Kirby stated the Resource Protection Area (RPA) limits are very close to the Stormwater Management.

Mr. Coughlin stated they believed that they were within the limits of the RPA. He stated the property to the west was in the process of rezoning that and was currently surrounded by B2. He stated they were working to develop grading plan and alignment plan. He stated we have a need for access, and they need an easement for sewer. We have a good working relationship with the owners of that property.

Mr. Di Peppe asked when the building was open would they be at a LOS D.

Mr. Coughlin stated yes.

Mr. Di Peppe stated he was concerned that there was not enough sewer capability to support the site and the slope at the back would require fill.

Mr. Coughlin stated retaining walls would be required.

Mr. Cook opened the Public Hearing.

With no one coming forward the Public Hearing was closed.

Mr. Cook stated he would like to see the GDP proffered, architectural renderings, and an exact list of building materials.

Mrs. Carlone made a motion to put Item 2 in committee. She stated the Planning Commission needed a proffered GDP, architectural rendering, and a list of building materials. Mrs. Kirby seconded.

Mr. Cook stated the Item 2 would be discussed at the November 15, 2006 Work Session

The motion passed 7-0.

3. Amendment to Zoning Ordinance – Amendment to Section 28-25, Definitions of Specific Terms; Section 28-38, Table of Uses and Standards; Table 3.1, District Uses and Standards; and, Section 28-39, Special Regulations of the Zoning Ordinance, pursuant to O06-73. The amendment defines adult business, adult entertainment, adult merchandise, adult model studio, adult motel, adult movie theater, adult nightclub, and adult store. The amendment shall require the issuance of a conditional use permit for an adult business to be conducted in the following zoning districts: B-1, Convenience Commercial; B-2, Urban Commercial; RC, Rural Commercial; SC Suburban Commercial; M-1, Industrial Light; and, M-2, Industrial Heavy. The amendment shall limit adult business to the certain regulations.

Mr. Stepowany presented the staff report. He stated an Adult Business does not always cause a direct negative impact on the surrounding area. He stated some Adult Businesses may cause a secondary effect. He stated the Ordinance has been forwarded to the Sheriff's Department and the Commonwealth Attorney's office for their review. He stated a Conditional Use Permit was required

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for those uses generally compatible with the zoning districts but have unique characteristics or special impacts such that their impact on the area cannot be pre-determined and requires individual review of the application. He stated the hours of operation shall be 9 a.m. to 12 a.m., merchandise was not visible to public view, limitations on signs, and merchandise displayed in a room not accessible to persons under the age of 18, and must have adequate lighting through out the property. He stated staff recommends approval.

Mrs. Carlone stated the hours of operation for Sunday should be 9 a.m. to 6 p.m.

Mr. Pitzel stated he appreciated staff's language that there were not always direct negative impacts and some adult businesses may have a secondary impact.

Mr. Cook opened the Public Hearing.

With no one coming forward the public hearing was closed.

Mr. Di Peppe made a motion to put Item 3 in committee. Mrs. Kirby seconded. The motion passed 7-0.

UNFINISHED BUSINESS:

4. SUB2501328; Ellison Estates Section 2, Preliminary Subdivision Plan - A preliminary subdivision plan for 7 single family residential lots, zoned A-2, consisting of 9.97 acres, located at the north end of proposed Ellison Court and approximately 1,100 feet west of Jefferson Davis Highway and 1,300 feet north of American Legion Road on Assessor's Parcel 38-45H, within the Aquia Election District. **(Time Limit: May 24, 2006) (Deferred to December 6, 2006 at applicant's request)**

Mr. Cook stated Ellison Estates deferred. He stated he would like Mr. Harvey to send CT Park a letter stating this would be the last extension.

Mr. Pitzel made a motion for Mr. Harvey to send CT Park a letter stating this would be the last extension and Ellison Estates would be discussed at the December 6, 2006 Planning Commission meeting. Mrs. Kirby seconded the motion. The motion passed 7-0.

5. 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 5 was deferred.

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6. RC2600183; Reclassification; Ferry Farm Plaza - A proposed reclassification from A-1, Agricultural Zoning District to SC, Suburban Commercial Zoning District to allow the construction of commercial uses on Assessor's Parcels 55-61 and 55-63A consisting of 6 acres, located on the southwest corner of White Oak Road and Ferry Road within the George Washington Election District. **(Time Limit: December 5, 2006) (Deferred to October 18, 2006 Work Session)**

Mr. Cook stated Item 6 was discussed at the Work Session.

Mr. Pitzel stated the revised proffers were accepted by the Planning Commission.

Mrs. Baker stated Proffer 12 reads the applicant agrees to “provide a bus stop with a covered bench within the covered walkway at the front of shopping center for Fredericksburg Regional Transit and/or any other transit service at the time regular service is provided to this site.”

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

7. RC2600334; Reclassification; Yusufi Property - A proposed reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District for office/retail on Assessor's Parcel 19-24 consisting of 0.62 acres, located on the south side of Garrisonville Road approximately 1,100 feet west of Shelton Shop Road within the Rock Hill Election District. **(Time Limit: December 5, 2006) (Deferred to October 18 Work Session)**

Mr. Cook stated the Planning Commission would like to address the applicant.

Mrs. Kirby stated she would like to see a sidewalk along Soaring Eagle Drive.

Mr. Yusufi stated the sidewalk was provided along Garrisonville Road.

Mrs. Baker stated the applicant does not own the road frontage along Soaring Eagle Drive.

Mrs. Kirby stated the bright colors on the roof were not acceptable; she would like to see earth colors or green standing seam roof. She stated she did not like the peak of the roof. She stated she would like to see an architectural rendering of the actual building.

Mr. Yusufi stated the architect would have a plan later. He stated this was an idea of what the building would look like with color. He stated his original architect was on vacation.

Mr. Rhodes asked when the final rendering would be completed.

Mr. Yusufi stated he needed the rezoning to be approved before he could order the final architectural renderings. He stated if the Planning Commission would like the buildings to have a certain color roof, then there should be guidelines.

Mrs. Kirby stated she wanted to know exactly what the building would look like.

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Mr. Yusufi stated the GDP was for approval of the rezoning. He stated once the property was rezoned he would bring the architectural rendering.

Mr. Cook stated the Planning Commission had a history of wanting the GDP, building materials, and architectural rendering proffered. He stated the Planning Commission did not approve rezonings until that information was provided.

Mr. Di Peppe stated the Planning Commissioners wanted to know what they were approving. He stated they wanted to know exactly what the site would look like.

Mrs. Kirby made a motion to keep Item 7 in committee. Mr. Di Peppe seconded. The motion passed 7-0.

Mr. Cook stated Item 7 would be discussed at the November 15, 2006 Planning Commission Work Session.

8. 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 November 15, 2006 Work Session)**

Mr. Cook stated Item 8 was deferred.

NEW BUSINESS

9. PAE2600677; Private Access Easement Beverly Hills – Proposed private access easement for a minor subdivision of Assessor's Parcels 46-71 and 71B, located on the north side of Cranes Corner Road one mile east of Jefferson Davis Highway within the Falmouth Election District. **(Time Limit: December 11, 2006)**
10. PAE2600678; Private Access Easement Beverly Hills – Proposed private access easement for a minor subdivision of Assessor's Parcels 46-71 and 71B, located on the north side of Cranes Corner Road one mile east of Jefferson Davis Highway within the Falmouth Election District. **(Time Limit: December 11, 2006)**

Mr. Harvey asked the Planning Commission to consider items 9 and 10 in one overall presentation.

Mr. Stepowany presented the staff report. He stated the total acreage for the Beverly Hills subdivision was 39.87 acres. He stated each PAE would serve two lots. He stated the length of the each PAE would be 571.37 feet in length. He stated the width of the PAE's was 15 feet. He stated PAE 2600677 would serve Parcels A and B. He stated PAE 2600678 had two options. He stated the first option was to serve Parcels C and E, which was preferred by the applicant. He stated the topography was better to access parcel E.

Mr. Rhodes asked if Parcel D would just use its frontage along Crane's Corner Road.

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Mr. Stepowany stated yes.

Mr. Cook asked why Parcel B, C, and D could not access Crane's Corner Road to eliminate the seconded PAE.

Mr. Stepowany stated any means of access to serve three or more lots has to be a public street. He stated you would have to count the two lots and the lot which the easement goes through, therefore there would be three lots.. He stated a lot could only be restricted if it was adjacent to the PAE. He stated staff did support the second option which was to serve Parcel E through Parcel D. He stated staff recommends approval of PAE 2600677 and the second option of PAE 2600678.

Mr. Pitzel asked what the official designation on each drawing was to identify it as option 1 and 2.

Mr. Stepowany stated they were record plats. He stated they were both the same drawing number.

The Planning Commission discussed how they would distinguish the vote regarding the two options for the second PAE.

Mr. Kovach stated he would prefer the 2 PAE's to be side by side.

Mr. Di Peppe made a motion for approval of PAE 2600677. Mrs. Kirby seconded. The motion passed 7-0.

Mr. Di Peppe made a motion for approval of the second option for PAE 2600678. Mrs. Kirby seconded. The motion passed 7-0.

Mr. Cook stated Mrs. Kirby was excused from the meeting at 9:56 p.m.

MINUTES

May 3, 2006 Work Session

Mr. Rhodes made a motion for approval. Mr. Mitchell seconded. The motion passed 6-0 (Mrs. Kirby was absent).

September 6, 2006 Work Session

Mr. Rhodes stated he arrived late to the meeting on September 6, 2006

Mr. Pitzel stated on Page 2, it should read "Mr. Pitzel stated there should be an exemption for small or minor subdivisions." He stated for additional information pre-cast concrete risers could be added to a septic system.

Mr. Rhodes made a motion for approval with the changes. Mr. Di Peppe seconded. The motion passed 6-0 (Mrs. Kirby was absent).

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September 6, 2006 Regular Meeting

Mr. Rhodes stated on Page 14 it should read “Mr. Rhodes stated there was a great article developed for a Stafford Council for Progress publication.”

Mr. Pitzel stated on Page 14, the date for the Affordable Housing meeting was on September 25, 2006, not September 24, 2006.

Mr. Rhodes made a motion for approval with changes. Mr. Di Peppe seconded. The motion passed 6-0 (Mrs. Kirby was absent).

September 20, 2006 Work Session

Mr. Rhodes made a motion for approval. Mr. Di Peppe seconded. The motion passed 6-0 (Mrs. Kirby was absent).

September 20, 2006 Regular Meeting

Mr. Pitzel made a motion for approval. Mrs. Carlone seconded. The motion passed 6-0 (Mrs. Kirby was absent).

October 4, 2006 Work Session

Mr. Rhodes made a motion for approval. Mr. Di Peppe seconded. The motion passed 6-0 (Mrs. Kirby was absent).

October 4, 2006 Regular Meeting

Mr. Rhodes stated the word should be integrating, not intergrading. He made a motion for approval with changes. Mrs. Carlone seconded. The motion passed 6-0 (Mrs. Kirby was absent).

PLANNING DIRECTOR’S REPORT

Mr. Harvey stated he would like to recognize Andrea Hornung, the new Assistant Director in the Planning Department. He stated the Board of Supervisors approved Widewater Heights with the changes to the monetary proffers. He stated the developer would be contributing ten thousand dollars per apartment unit at the issuance of occupancy permit. He stated Staybridge Suites, McDonald’s, Java Jo’z and three Ordinances pertaining to medical and dental offices in the SC Zoning District, proffers, and public works were approved. He stated the Planning Commission did not have any items scheduled for the November 1, 2006 Work Session.

Mr. Cook stated there would be an Ordinance Committee meeting at the November 1, 2006 Work Session. He stated the Adult Businesses Ordinance would be discussed.

COUNTY ATTORNEY’S REPORT

No Report

SECRETARY/TREASURER REPORT

No Report

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STANDING COMMITTEE REPORTS

Mr. Pitzel stated the Public Input meetings were held last week. He stated there were sixty-four people at Rodney Thompson Middle School and fifty-six people attended the meeting held at Ferry Farm Eelmentary School. He stated that was an increase from the previous meetings held in June 2006. He stated Patricia Kurpiel presented the Financial Impact Model analysis to the Board of Supervisors. He stated there would not be a meeting on Monday, October 23, 2006. He stated on October 30, 2006 there would be a meeting regarding Land Use. He stated the November 6, 2006 meeting would be receiving comments from all of the committees. He stated on November 13, 2006 the meeting would focus on Quantico issues, police, and Civil War sites. He stated at the November 20, 2006 there would be a presentation by Rob Gollahon. He stated on November 27, 2006 there would be a meeting with the consultant.

Mr. Di Peppe stated there were three Items to move forward for Public Hearing. He made a motion to send Item 1 to Public Hearing. Mr. Rhodes seconded. The motion passed 6-0 (Mrs. Kirby was absent).

Mr. Cook scheduled the Ordinance for November 15, 2006.

Mr. Di Peppe made a motion to send Item 2 to Public Hearing. Mr. Mitchell seconded. The motion passed 6-0 (Mrs. Kirby was absent).

Mr. Cook set the Public Hearing for November 15, 2006.

Mr. Di Peppe made a motion to send Item 3 to Public Hearing. Mr. Rhodes seconded. The motion passed 6-0 (Mrs. Kirby was absent).

Mr. Cook set the Public Hearing for November 15, 2006.

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

Mr. Pitzel stated he would like to thank the White Oak Volunteer Rescue Squad for helping with the Town Meeting held October 14, 2006.

Mrs. Carlone stated a canoe trip was scheduled for Monday, October 23, 2006 to look at Abel Lake and the reservoirs sites.

CHAIRMAN'S REPORT

The Planning Commission reaffirmed their vote to cancel the December 20, 2006 Planning Commission meeting.

Mr. Mitchell made a motion to cancel the December 20, 2006 meeting. Mr. Di Peppe seconded. The motion passed 5-1 (Mr. Pitzel was opposed and Mrs. Kirby was absent).

ADJOURNMENT

With no further business to discuss Mr. Rhodes made a motion for adjournment. Mr. Mitchell seconded. The meeting was adjourned at 10:15 p.m.