

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

FEBRUARY 6, 2008
WORK SESSION
5:30 P.M.

- A. Call to Order
- B. Roll Call to Determine the Presence of a Quorum
- C. Declarations of Disqualification

UNFINISHED BUSINESS:

1. [COM2700707; Comprehensive Plan Amendment - Stafford Nursing Home and Retirement Community](#) - A proposed amendment to the Land Use Plan map component of the Comprehensive Plan. The proposed amendment would redesignate Assessor's Parcel's 44-119M and 44-106C (portion) and 44-107 (portion) consisting of 22.69 acres Light Industrial and Resource Protection Land Use to Urban Residential and Resource Protection Land Use, located on the east side of Berea Church Road between Stafford Industrial Park and England Run within the Falmouth Election District. The proposed amendment would be for the purpose of developing a Life Care/Retirement Community (LC). **(Time Limit: February 16, 2008) (Deferred to February 6, 2008 Work Session)**
2. [RC2700639; Reclassification - Stafford Nursing Home and Retirement Community](#) - A proposed reclassification from M-1, Light Industrial Zoning District and A-1, Agricultural Zoning Districts to LC, Life Care/Retirement Community Zoning District to allow for the development of a retirement community that includes a nursing home, independent living units and assisted living facility on Assessor's Parcels 44-119M and 44-106C (portion) and 44-107 (portion) consisting of 22.69 acres, located on the east side of Berea Church Road between Stafford Industrial Park and England Run within the Falmouth Election District. The Comprehensive Plan recommends the property for Light Industrial and Resource Protection uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Life Care/Retirement Community designation would allow a continuous care retirement community. See section 28-35 of the Zoning Ordinance for a full listing of permitted used in the LC Community Zoning District. **(Time Limit: March 17, 2008) (Deferred to February 6, 2008 Work Session)**
3. [SUB2600748; McCarty Forest, Revalidation, Preliminary Plan](#) - A revalidation of an approved preliminary subdivision plan for 12 single family residential lots, zoned A-1, Agricultural, consisting of 51.24 acres located on the west side of McCarty Road at the intersection of Colebrook Road on Assessor's Parcels 59-12 and 59-13 within the George Washington Election District. **(Time Limit: April 3, 2008) (Deferred to February 6, 2008 Work Session)**

ORDINANCE COMMITTEE

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

FEBRUARY 6, 2008
REGULAR MEETING
7:30 P.M.

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance to the Flag of the United States of America
- D. Roll Call to Determine the Presence of a Quorum
- E. Declarations of Disqualification
- F. Public Presentations

PUBLIC HEARINGS:

None

UNFINISHED BUSINESS:

1. SUB2600625; Williams Subdivision, Preliminary Subdivision Plan - A preliminary subdivision plan for 13 single family residential lots, zoned A-2, Rural Residential, consisting of 14.55 acres located on the north side of Enon Road approximately 1,500 feet west of Wyatt Lane on Assessor's Parcels 45-125 and 45-125B within the Hartwood Election District. **(Time Limit: February 28, 2007) (Deferred to February 20, 2008 Regular Meeting at the applicant's request)**
2. COM2700707; Comprehensive Plan Amendment - Stafford Nursing Home and Retirement Community - A proposed amendment to the Land Use Plan map component of the Comprehensive Plan. The proposed amendment would redesignate Assessor's Parcel's 44-119M and 44-106C (portion) and 44-107 (portion) consisting of 22.69 acres Light Industrial and Resource Protection Land Use to Urban Residential and Resource Protection Land Use, located on the east side of Berea Church Road between Stafford Industrial Park and England Run within the Falmouth Election District. The proposed amendment would be for the purpose of developing a Life Care/Retirement Community (LC). **(Time Limit: February 16, 2008) (Deferred to February 6, 2008 Work Session)**
3. RC2700639; Reclassification - Stafford Nursing Home and Retirement Community - A proposed reclassification from M-1, Light Industrial Zoning District and A-1, Agricultural Zoning Districts to LC, Life Care/Retirement Community Zoning District to allow for the development of a retirement community that includes a nursing home, independent living units and assisted living facility on Assessor's Parcels 44-119M and 44-106C (portion) and 44-107 (portion) consisting of 22.69 acres, located on the east side of Berea Church Road between Stafford Industrial Park and England Run within the Falmouth Election District. The Comprehensive Plan recommends the property for Light Industrial and Resource Protection uses. The Light Industrial designation would allow light industrial, light

manufacturing and office uses. The Life Care/Retirement Community designation would allow a continuous care retirement community. See section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the LC Community Zoning District. **(Time Limit: March 17, 2008) (Deferred to February 6, 2008 Work Session)**

4. SUB2600748; McCarty Forest, Revalidation, Preliminary Plan - A revalidation of an approved preliminary subdivision plan for 12 single family residential lots, zoned A-1, Agricultural, consisting of 51.24 acres located on the west side of McCarty Road at the intersection of Colebrook Road on Assessor's Parcels 59-12 and 59-13 within the George Washington Election District. **(Time Limit: April 3, 2008) (Deferred to February 6, 2008 Work Session)**
5. SUB2700649; Poplar Hills Section 5, Preliminary Subdivision Plan - A revalidation of an approved preliminary subdivision plan (220331) for 39 single family residential lots on well and septic, zoned A-1 and A-2 consisting of 182.99 acres, located on the north side of Brooke Road approximately 100 feet west of Marlborough Point Road on Assessor's Parcel 40-57 within the Aquia Election District. **(Time Limit: April 14, 2008) (Deferred to March 5, 2008 Work Session)**
6. Comprehensive Plan Update - A summary of the work completed on the Comprehensive Plan, including future remaining tasks.

NEW BUSINESS:

7. SUB2600045; Beck Ridge, Preliminary Subdivision Plan - A preliminary subdivision plan for 12 single family residential lots, zoned A-1, Agricultural, consisting of 39.39 acres located on the east side of Richards Ferry Road approximately 4,000 feet southwest of Warrenton Road on Assessor's Parcel 35-16 within the Hartwood Election District. **(Time Limit: May 6, 2008)**
8. Amendment to the Comprehensive Plan - A proposed amendment to adopt an updated Economic Development Plan, dated July 2006, as a component of the Comprehensive Plan in accordance with Section 15.2-2229 of the Code of Virginia (1950), as amended. The purpose of the proposed plan is to assist the County in attracting new businesses and industries to aid in community growth; to provide employment closer to home for its residents; increase tax base diversification; and further enhance the strong quality of life. The plan would replace the current Economic Development Plan, dated December, 1994. **(Time Limit: April 5, 2008)**

MINUTES:

November 7, 2007 Work Session

November 7, 2007 Regular Meeting

November 28, 2007 Work Session

November 28, 2007 Regular Meeting

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT