

# STAFFORD COUNTY PLANNING COMMISSION

## AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

FEBRUARY 20, 2008  
WORK SESSION  
5:30 P.M.

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

### UNFINISHED BUSINESS:

1. [COM2700669; Comprehensive Plan Amendment - Stafford County Courthouse Redevelopment Area](#) - A proposed amendment to the Land Use Plan map component of the Comprehensive Plan. The proposed Amendment would redesignate Assessor's Parcels 29-92A, 92B, 93A, 93C and 93D; 29A-1-1, 2, 4, 7, 8, 8A, 8B, 10A, 11, 12, 13 and 14; 30-53, 53E, 53F, 53G, 54 and 54A; 38-73, 74A, 76, 76A, 76B, 76C, 76D, 76E, 76F, 76G, 76H, 76J, 77, 80, 80A, 81, 81A, 82, 83A, 83B, 83C, 83D, 83E, 83F, 83G, 83H, 83J, 83K, 86L, 84, 84A, 85, 85A, 86A, 86B, 86C, 87, 92, 92A, 92B, 93, 93A, 94C, 95, and 96; 39-1, 2, 3, 4, 4A, 8, 9, 10, 16, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16J, 16K, 16L, 56A, 56B, 56C, 56D, 56E, 57, 57A, 57B, 57C, 57D, 57E, 57F, 62, 62A, 63, 64, 64A, 66, 66A, 68A, 71 and 71A from Light Industrial and Heavy Industrial to Urban Commercial. The affected properties are all located in the general vicinity of the Stafford County Courthouse, in an area bound from the south by Accokeek Creek, to the north by Courthouse Road, to the west by interstate 95, and the east by Stafford Middle School. The proposed amendment would be for the purpose of courthouse area redevelopment and construction of future county courthouse projects. **(Time Limit: April 6, 2008) (Referred back to Planning Commission by the Board of Supervisors)**
2. [RC2700668; Reclassification - Stafford County Courthouse Redevelopment Area](#) - A proposed Reclassification from R-1, Suburban Residential Zoning to B-2, Urban Commercial Zoning District on Assessor's Parcels 30-50 and 53 and M-1, Light Industrial Zoning to B-2, Urban Commercial Zoning District on Assessor's Parcels 29-93A, 93C, 93D, 30-56, 38-77, 80, 80A, 81, 81A, 82, 83B, 83C, 83D, 83E, 83F, 83G, 83H, 83J, 83K, 83L, 86A, 86B, 86C, 92 (portion), 92A, 39-1 (portion), 4, 4A, 16, 16H, 16L and 56D and M-2, Heavy Industrial Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcels 29-92A, 92B, 29A-1-9A, 38-84, 85 and 85A and M-1, Light Industrial and B-1, Convenience Commercial to B-2, Urban Commercial Zoning District on Assessor's Parcels 38-95 and 96 and M-1, Light Industrial M-2, Heavy Industrial Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcel 38-83A with all properties within an area in close proximity of the Stafford County Courthouse, bound to the south by Accokeek Creek (property containing the creek), to the north by Courthouse Road, to the west by Interstate 95, and to the east by Stafford Middle School. These properties include industrial zoned properties on either side of Wyche Road and along Jefferson Davis Highway. The purpose of the proposed reclassification is to allow for the Courthouse area redevelopment and construction of future county Courthouse projects consisting of approximately 489 acres,

located on the south side of Courthouse Road within the Aquia Election District. The Comprehensive Plan recommends the properties for Urban Commercial, Office, Light and Heavy Industrial and Resource Protection uses. The Urban Commercial designation would allow development of commercial retail and office uses. The Office designation would allow the development of professional offices and office parks. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Heavy Industrial designation would allow warehouses and the development of industrial parks. The Resource Protection designation would allow open space and conservation. See Section 28-35 of the Zoning Ordinance for a full listing of permitted used in the B-2 Zoning District. **(Time Limit: April 6, 2008) (Referred back to Planning Commission by the Board of Supervisors)**

#### [ORDINANCE COMMITTEE](#)

#### ADJOURNMENT

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

**ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD**

**FEBRUARY 20, 2008  
REGULAR MEETING  
7:30 P.M.**

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- 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
- G. Presentation by Virginia Department of Conservation and Recreation: Widewater State Park

**PUBLIC HEARINGS:**

1. [Amendment to Zoning Ordinance](#) - Amendment to the Code of Stafford County, Section 28-273, Nonconforming Structure, of the Zoning Ordinance and establishment of Section 28-276, Discontinuance; and, Section 28-277, Abandoned Nonconforming Signs, of the Zoning Ordinance, pursuant to proposed Ordinance O08-20. The amendment would exempt general advertising signs from complying with Section 28-273 since those signs are regulated by state code. The amendment also establishes Section 28-276, Discontinuance, by providing that any nonconforming parcel, building, or structure and the use thereof may be continued only so long as the then existing use, or a more restricted use, continues and has not been discontinued for more than two (2) years. The amendment establishes Section 28-277, Abandoned, Nonconforming Signs with the following provisions:
  - a. A nonconforming sign shall be considered abandoned if the business for which the sign was erected has not been in operation for a period of at least two (2) years.
  - b. Upon notification by the County, an abandoned, nonconforming sign shall be removed by the owner of the property on which the sign is located within sixty (60) days of the date of the notification.
  - c. If the County, despite reasonable attempts, is unable to locate and/or notify the owner; or if the owner fails to remove an abandoned, nonconforming sign within sixty (60) days of being notified, the County, through its agents or employees, may enter the property upon which the sign is located and remove said sign.
  - d. If the County removes an abandoned, nonconforming sign pursuant to paragraph (c) above, the cost of such removal shall be chargeable to the owner of the property.
2. [Amendment to Subdivision Ordinance](#) - Amendment to the Code of Stafford County, Section 22-151, Reverse Frontage; and Section 22-217, Shared Driveways, of the Subdivision Ordinance, pursuant to proposed Ordinance O08-21. The amendment requires reverse frontage for all proposed lots of any development of a residential subdivision adjacent to a public street classified by Virginia Department of Transportation (VDOT) as a secondary, primary, collector, or arterial road except in cases where the subdivision agent has determined that the lots have a specific disadvantage based on lot orientation or topography; provided, however, that adequate emergency service access from the

collector or arterial road into the subdivision shall be accommodated and all lots fronting on the secondary, primary, collector, or arterial roads provide shared driveways for every two (2) lots. The determination by the agent shall be in writing and in response to a written request submitted by the subdivider. The amendment modifies the provision for the design and construction standards for shared driveways. Design Standards are to be shown on the construction plans for a major subdivision or on the plans for the first house permit in a minor subdivision. A note on the plat of a minor subdivision must state that the plans for the first house building permit with a shared driveway shall comply with the design and construction standards for a shared driveway as established by VDOT to serve two (2) or more properties.

#### UNFINISHED BUSINESS:

3. [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)**
4. [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)**
5. [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) (Deferred to March 19, 2008 Work Session)**
6. [COM2700669; Comprehensive Plan Amendment - Stafford County Courthouse Redevelopment Area](#) - A proposed amendment to the Land Use Plan map component of the Comprehensive Plan. The proposed Amendment would redesignate Assessor's Parcels 29-92A, 92B, 93A, 93C and 93D; 29A-1-1, 2, 4, 7, 8, 8A, 8B, 10A, 11, 12, 13 and 14; 30-53, 53E, 53F, 53G, 54 and 54A; 38-73, 74A, 76, 76A, 76B, 76C, 76D, 76E, 76F, 76G, 76H, 76J, 77, 80, 80A, 81, 81A, 82, 83A, 83B, 83C, 83D, 83E, 83F, 83G, 83H, 83J, 83K, 86L, 84, 84A, 85, 85A, 86A, 86B, 86C, 87, 92, 92A, 92B, 93, 93A, 94C, 95, and 96; 39-1, 2, 3, 4, 4A, 8, 9, 10, 16, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16J, 16K, 16L, 56A, 56B, 56C, 56D, 56E, 57, 57A, 57B, 57C, 57D, 57E, 57F, 62, 62A, 63, 64, 64A, 66, 66A, 68A, 71 and 71A from Light Industrial and Heavy Industrial to Urban Commercial. The affected properties are all located in the general vicinity of the Stafford County Courthouse, in an area bound from the south by Accokeek Creek, to the north by Courthouse Road, to the west by interstate 95, and the east by Stafford Middle School. The proposed amendment would be for the purpose of courthouse area redevelopment and construction of future county courthouse projects. **(Time Limit: April 6, 2008) (Referred back to Planning Commission by Board of Supervisors)**
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4A, 16, 16H, 16L and 56D and M-2, Heavy Industrial Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcels 29-92A, 92B, 29A-1-9A, 38-84, 85 and 85A and M-1, Light Industrial and B-1, Convenience Commercial to B-2, Urban Commercial Zoning District on Assessor's Parcels 38-95 and 96 and M-1, Light Industrial M-2, Heavy Industrial Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcel 38-83A with all properties within an area in close proximity of the Stafford County Courthouse, bound to the south by Accokeek Creek (property containing the creek), to the north by Courthouse Road, to the west by Interstate 95, and to the east by Stafford Middle School. These properties include industrial zoned properties on either side of Wyche Road and along Jefferson Davis Highway. The purpose of the proposed reclassification is to allow for the Courthouse area redevelopment and construction of future county Courthouse projects consisting of approximately 489 acres, located on the south side of Courthouse Road within the Aquia Election District. The Comprehensive Plan recommends the properties for Urban Commercial, Office, Light and Heavy Industrial and Resource Protection uses. The Urban Commercial designation would allow development of commercial retail and office uses. The Office designation would allow the development of professional offices and office parks. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Heavy Industrial designation would allow warehouses and the development of industrial parks. The Resource Protection designation would allow open space and conservation. See Section 28-35 of the Zoning Ordinance for a full listing of permitted used in the B-2 Zoning District. **(Time Limit: April 6, 2008) (Referred back to Planning Commission by Board of Supervisors)**

#### NEW BUSINESS:

8. [PAE2800001; Norwood Private Access Easement](#) - A private access easement to serve two lots to be subdivided from Assessor's Parcel 16-14, on the east side of Cropp Road approximately 5,400 feet north of Skyline Drive, within the Hartwood Election District. **(Time Limit: May 20, 2008)**
9. [FY2009 to FY2014 Secondary Road 6 Year Plan \(SSYP\)](#) - A public comment session and recommendation to the Board of Supervisors regarding future funding of secondary roads in the county.

#### MINUTES

None

#### PLANNING DIRECTOR'S REPORT

#### COUNTY ATTORNEY'S REPORT

#### SECRETARY'S REPORT

#### STANDING COMMITTEE REPORTS

#### CONSENT AGENDA

#### SPECIAL COMMITTEE REPORTS

#### CHAIRMAN'S REPORT

#### ADJOURNMENT