

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

MARCH 19, 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. 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)**

COMMITTEE STRUCTURE

ORDINANCE COMMITTEE:

- Flood Hazard Overlay District

COMPREHENSIVE PLAN COMMITTEE:

- Project Timeline Update
- Level of Service
- Land Use Mapping

ADJOURNMENT

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**MARCH 19, 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 INPUT SESSION:

- 1. [FY2009 to FY2014 Secondary Road 6 Year Plan \(SSYP\)](#) - A recommendation to the Board of Supervisors regarding future funding of secondary roads in the county.

PUBLIC HEARINGS:

- 2. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-25, Definitions of Specific Terms; Section 28-33, Districts Generally; Section 28-34, Purpose of Districts; Section 28-35, Table of Uses and Standards; Table 3.1, District Uses and Standards; Section 28-38, Performance Regulations; Section 28-39, Special Regulations; Section 28-59, Highway Corridor Overlay District; Section 28-83, Buffers for Historic Properties and Districts; Section 28-86, Landscaping Standards; Section 28-130, Permit to Erect; Section 28-131, Approval of Internal Illumination; Section 28-132, Exception from Setback Requirements; Section 28-133, Traffic Hazard; Section 28-134, Clearance for Projecting Signs; Section 28-135, Repair and Removal of Signs; and Section 28-256, Site Plans, Required Standards and Improvements Generally, of the Zoning Ordinance, pursuant to Ordinance O08-02.

The amendment establishes the Heritage Protection (HP) Zoning District. The purpose of the HP Zoning District is:

- to permit restoration, preservation, conservation, education, research and business activities related to the operation of a museum and other historic sites in Stafford County,
- to provide heritage tourism opportunities,
- to reserve areas in all regions of the County for interpretation of heritage sites and to retain the setting and feeling of the cultural landscape, and
- to promote the preservation and enhancement of unique Stafford County cultural resources.

- 3. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-35, Table of Uses and Standards; and, Table 3.1., District Uses and Standards, of the Zoning Ordinance, pursuant to O08-30. The amendment permits commercial mulch and/or landscape stone sale as a by-right use in the A-1, Agricultural zoning district.

UNFINISHED BUSINESS:

4. [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: March 19, 2008) (Deferred to March 19, 2008 Regular Meeting at the applicant's request)**

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)**

NEW BUSINESS:

None

MINUTES

December 5, 2007 Work Session

December 5, 2007 Regular Meeting

December 19, 2007 Work Session

December 19, 2007 Regular Meeting

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT