

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

JUNE 4, 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. SUB2700557; Ruby Meadows, Preliminary Subdivision Plan - A preliminary subdivision plan for 13 single family lots, zoned A-1, Agricultural, consisting of 41.31 acres located on the south side of Garrisonville Road approximately 300 feet east of Green Acre Drive on Assessor's Parcels 9-10 and 9-11 within the Rock Hill Election District. **(Time Limit: August 5, 2008) (Deferred to June 4, 2008 Work Session)**

COMPREHENSIVE PLAN COMMITTEE:

- 2. Meeting Update

ORDINANCE COMMITTEE:

- 3. [Discuss Rappahannock River Overlay District](#)

ADJOURNMENT

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**JUNE 4, 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
- G. Presentation to Former Planning Commission Members

PUBLIC HEARINGS:

1. Amendment to Zoning Ordinance - Amendment to Section 28-25, Definition of Specific Terms; Section 28-62, Chesapeake Bay Preservation Overlay District; Section 28-123, Types Permitted in A-1 Districts; Section 28-124, Types Permitted in A-1 and R-1 Districts; Section 28-125, Types Permitted in R-2, R-3 and R-4 Districts; Section 28-126, Types Permitted in B-1, B-2, M-1 and M-2 Districts; Section 28-127, Types Permitted in RC, SC, B-3, RBC and LC Districts; and Section 28-136, Types Permitted in P-TND Districts, of the Zoning Ordinance, pursuant to O08-56. The amendment will require that properties which contain a Critical Resource Protection Area (CRPA) buffer have a specified sign posted along the edge of the buffer that notifies the property owner and others that there is a CRPA buffer on that property.
2. Amendment to Subdivision Ordinance - Amendment to Section 22-221, where required, of the Subdivision Ordinance, pursuant to O08-55. The amendment will require curb, gutter and sidewalks to be provided within the right-of-way of all streets; existing and proposed, within subdivisions which contain any lot less than thirty thousand (30,000) square feet in size except for full, low-impact development subdivisions in accordance with the provisions of chapter 21.5 of this Code where curb and gutters shall not be required within the right-of-way of all streets which front on lots greater than ten thousand (10,000) square feet in size and where sidewalks shall not be required. The provisions of Section 22-223 shall still apply. The amendment will require curb, gutter and sidewalks to be provided within the right-of-way of all streets; existing and proposed, within cluster subdivisions which except for full low-impact development subdivisions in accordance with the provisions of chapter 21.5 of this Code where curb and gutters shall not be required within the right-of-way of all streets which front on lots greater than ten thousand (10,000) square feet in size and where sidewalks shall not be required.
3. Amendment to Zoning Ordinance - Amendment to Section 28-295, Zoning Administrator, of the Zoning Ordinance, pursuant to O08-36. The amendment will require all formal determinations made by the zoning administrator shall be posted on the official county website. If a specific parcel is subject to a determination, written notice of the determination shall be provided to the applicant and to all adjoining property owners by first class mail when the determination has been

made. The last known address of any such owner, as shown on the current real estate tax assessment books of the county, shall be deemed adequate compliance with this requirement. Failure to give proper notice pursuant to this section shall not invalidate a determination rendered by the zoning administrator. A required fee established by the board of supervisors shall be charged for all requests for a zoning administrator determination.

4. [Amendment to Zoning Ordinance \(proposed alternate\)](#) - Amendment to Section 28-295, Zoning Administrator, of the Zoning Ordinance, pursuant to O08-54. The amendment will require the Department of Planning and Zoning to develop an application form and procedure for all requests for a zoning determination. These applications shall be entered into the department zoning application tracking system. Upon receipt of an application for a zoning administrator determination, the Department of Planning and Zoning shall provide written notice by certified mail to all adjoining property owners. The notice shall include a descriptive summary of the requested determination and a reference to the place or places within the locality where copies of the application for a zoning administrator determination may be examined. The last known address of any such owner, as shown on the current real estate tax assessment books of the county, shall be deemed adequate compliance with this requirement. At least thirty (30) days but no more than ninety (90) days shall elapse between the notification of adjacent property owners and the making of the zoning administrator determination. When the determination has been made, written notice of the determination shall be provided to the applicant and to all adjoining property owners by the Department of Planning and Zoning by certified mail. The last known address of any such owner, as shown on the current real estate tax assessment books of the county, shall be deemed adequate compliance with this requirement.

UNFINISHED BUSINESS:

5. [SUB2700557; Ruby Meadows, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 13 single family lots, zoned A-1, Agricultural, consisting of 41.31 acres located on the south side of Garrisonville Road approximately 300 feet east of Green Acre Drive on Assessor's Parcels 9-10 and 9-11 within the Rock Hill Election District. **(Time Limit: August 5, 2008) (Deferred to June 4, 2008 Work Session)**
6. [RC2800300; Reclassification - Hoyt Street Property](#) - A proposed reclassification from B-1, Convenience Commercial to R-1, Suburban Residential Zoning District to allow the utilization of the property for residential use on Assessor's Parcel 54D-3-1-6 consisting of 0.66 acres, located on the west side of Hoyt Street approximately 200 feet north of White Oak Road within the George Washington District. The Comprehensive Plan recommends the property for Suburban Residential uses. The Suburban Residential designation would allow residential development at a maximum density of 3 dwelling units per acre. See Section 28-35 of the Stafford County Zoning Ordinance for a full listing of permitted uses in the R-1 Zoning District. **(Time Limit: August 29, 2008) (Deferred to June 18, 2008 Regular Meeting)**

NEW BUSINESS

None

MINUTES

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

STANDING COMMITTEE REPORTS

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT