

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**JULY 2, 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: July 2, 2008) (Deferred at May 7, 2008 Regular Meeting; May 21, 2008 Regular Meeting; June 4, 2008 Work Session) (Deferred to July 2, 2008 Work Session)**

ORDINANCE COMMITTEE:

- 2. [Discuss Using Trucks as Signs](#)
- 3. [Open Space Requirements for Shopping Centers](#)
- 4. [Minimum Height for Public Hearing Notice Signs](#)

ADJOURNMENT

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**JULY 2, 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. Presentations

PUBLIC HEARINGS:

1. [COM2800242; Comprehensive Plan Compliance Review - Dominion Virginia Power Garrisonville Substation](#) - 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 construction of a public service corporation facility located on the east side of Mountain View Road approximately 1,800 feet north of Shelton Shop Road on Assessor's Parcel 28-8K and part of Assessor's Parcel 28-8H within the Rock Hill Election District.
2. [CUP2800241; Conditional Use Permit - Dominion Virginia Power Garrisonville Substation](#) - A request for a Conditional Use Permit to allow a substation and an exemption to the maximum height requirements in an A-1, Agricultural Zoning District on Assessor's Parcel 28-8K and part of Assessor's Parcel 28-8H consisting of 25.87 acres, located on the east side of Mountain View Road approximately 1,800 feet north of Shelton Shop Road within the Rock Hill Election District.
3. [CUP2800385; Conditional Use Permit - Greenwood Gardens and Landscaping](#) - A request for a Conditional Use Permit to allow mulch and stone sales in an A-1, Agricultural Zoning District, on Assessor's Parcel 28-128, consisting of 3.0 acres, located on the east side of Shelton Shop Road approximately 900 feet north of Courthouse Road within the Rock Hill Election District.
4. [CUP2800386; Conditional Use Permit - Greystone, Inc. and Stone and Mulch Center, Inc.](#) - A request for a Conditional Use Permit to allow mulch and stone sales in an A-1, Agricultural Zoning District, on Assessor's Parcel 19-23J, consisting of 3.0 acres, located at the intersection of Soaring Eagle Drive and Shelton Shop Road within the Rock Hill Election District.
5. [RC2800194; Reclassification - Shenandoah Young Chefs Academy](#) - A proposed reclassification from B-3, Office, to B-2, Urban Commercial, Zoning District to allow a vocational school, specifically a cooking school for children on Assessor's Parcel 20G-1 consisting of 0.5 acres, located on the southwestern intersection of Garrisonville Road and Shenandoah Lane within the Garrisonville Election District.

6. [RC2700647; Reclassification - Celebrate Virginia/MLR Associates, LLC](#) - A proposed reclassification from A-1, Agricultural, to B-2, Urban Commercial and M-1, Light Industrial, Zoning Districts to allow for the development of an office, retail shopping center, and communications facility on Assessor's Parcels 44-99, 44-100A, 44-101A, 44-101C and 44-101E consisting of 23.008 acres, located on the south side of Warrenton Road approximately 500 feet east of Celebrate Virginia Parkway within the Hartwood Election District.
7. [CUP2700648; Conditional Use Permit - Celebrate Virginia/MLR Associates, LLC](#) - A request for a Conditional Use Permit to allow six (6) drive-through facilities and one (1) carwash facility within the Highway Corridor Overlay Zoning District on Assessor's Parcels 44-99, 44-101A, 44-101C and 44-101E consisting of 22.903 acres and to allow an existing communications facility in an M-1, Light Industrial, Zoning District located on Assessor's Parcel 44-100A consisting of 0.105 acres, located on the south side of Warrenton Road approximately 500 feet east of Celebrate Virginia Parkway within the Hartwood Election District.

UNFINISHED BUSINESS:

8. [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. **(Deferred to July 2, 2008 Work Session) (Time Limit: July 2, 2008) (History - Deferred at May 7, 2008 Regular Meeting; May 21, 2008 Regular Meeting; June 4, 2008 Work Session)**

NEW BUSINESS

None

MINUTES

March 19, 2008 Work Session

March 19, 2008 Regular Meeting

April 2, 2008 Work Session

April 2, 2008 Regular Meeting

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

STANDING COMMITTEE REPORTS

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT