

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**SEPTEMBER 3, 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. [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. **(Time Limit: September 30, 2008) (History - Deferred at July 2, 2008 Regular Meeting to September 3, 2008 Work Session)**
2. [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. **(Time Limit: September 30, 2008) (History - Deferred at July 2, 2008 Regular Meeting to September 3, 2008 Work Session)**

ADJOURNMENT

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**COLONIAL FORGE HIGH SCHOOL AUDITORIUM
550 COURTHOUSE ROAD**

**SEPTEMBER 3, 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. Discussion Concerning November and December Meeting Dates

PUBLIC HEARINGS:

- 1. 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 O08-68. The amendment establishes density requirements for the A-1, Agricultural and A-2, Rural Residential zoning districts in the same manner that density requirements are to be determined for all other residential districts. The allocated density for the A-1 zoning district would be set at 0.33 dwelling unit per one (1) acre and the allocated density for the A-2 zoning district would be set at 1.0 dwelling unit per one (1) acre. To calculate the 'maximum net density' for a particular parcel, the land owner/developer would be required to apply the formula provided for in Stafford County Code Section 28-39(h) which provides: Subtract the areas of all wetlands, floodplains and slopes greater than thirty-five (35) percent from the gross area of the site to obtain the net area. Multiply the net area of the site by the allocated density to obtain the maximum number of lots permitted for the site. Application of this ordinance could potentially reduce the number of developable residential lots for new developments in the A-1 and A-2 zoning districts where parcels contain significant areas of wetlands, floodplains and/or slopes greater than thirty-five (35) percent grade.

UNFINISHED BUSINESS:

- 2. 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. **(Time Limit: September 30, 2008) (History - Deferred at July 2, 2008 Regular Meeting to September 3, 2008 Work Session)**

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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