

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**SEPTEMBER 17, 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

NEW BUSINESS

- 1. Presentation on Comprehensive Plan Update

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) (Deferred at September 3, 2008 Work Session to September 17, 2008 Work Session)**
- 3. [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) (Deferred at September 3, 2008 Work Session to September 17, 2008 Work Session)**

ORDINANCE COMMITTEE:

- 4. [Electronic Billboards](#)
- 5. [Discuss Restricting Vehicles from Being Used as Business Signs](#)
- 6. [Reservoir Protection Overlay District](#)
- 7. [Flood Hazard Overlay District](#)

8. [Definitions for Major and Minor Site Plan and Security Requirements for Site Plan](#)
9. [A-1 Lot Yield](#)
10. [Impact Fees](#)

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

SEPTEMBER 17, 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

PUBLIC HEARINGS:

- 1. Amendment to Zoning Ordinance - Amendment to Section 28-185, Conditional use permits and Section 28-205, Notice, of the Zoning Ordinance, pursuant to O08-71. The amendment will require the bottom of the public hearing notice sign to be a minimum of fifteen (15) inches from the ground instead of two and one-half (2½) feet.
- 2. Amendment to Zoning Ordinance - Amendment to Section 28-37, Nonlisted uses, of the Zoning Ordinance, pursuant to O08-72. The amendment will no longer permit an application for a Conditional Use Permit when a use is not listed in any zoning districts in Table 3.1. The use may only be permitted after appropriate amendment to the text of the zoning ordinance.

UNFINISHED BUSINESS:

- 3. 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) (Deferred at September 3, 2008 Work Session to September 17, 2008 Work Session)**
- 4. 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) (Deferred at September 3, 2008 Work Session to September 17, 2008 Work Session)**

5. 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 28-38(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. **(Deferred at September 3, 2008 Regular Meeting to September 17, 2008 Regular Meeting)**

## NEW BUSINESS

6. Presentation on Comprehensive Plan Update

## MINUTES

April 16, 2008 Work Session

April 16, 2008 Regular Meeting

May 7, 2008 Work Session

May 7, 2008 Regular Meeting

May 21, 2008 Work Session

May 21, 2008 Regular Meeting

## PLANNING DIRECTOR’S REPORT

## COUNTY ATTORNEY’S REPORT

## SECRETARY’S REPORT

## STANDING COMMITTEE REPORTS

## SPECIAL COMMITTEE REPORTS

## CHAIRMAN’S REPORT

## ADJOURNMENT