

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

OCTOBER 1, 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

None

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) (Deferred at September 3, 2008 Work Session to September 17, 2008 Work Session) (Deferred at September 17, 2008 Work Session to October 1, 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) (Deferred at September 3, 2008 Work Session to September 17, 2008 Work Session) (Deferred at September 17, 2008 Work Session to October 1, 2008 Work Session)**
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 O08-68. 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)**  
**(Deferred at September 17, 2008 Work Session to October 1, 2008 Work Session)**

ORDINANCE COMMITTEE:

4. [Discuss Restricting Vehicles from Being Used as Business Signs](#)
5. [Reservoir Protection Overlay District](#)
6. [Definitions for Major and Minor Site Plan and Security Requirements for Site Plan](#)
7. [Agricultural Districts Lot Yield](#)

ADJOURNMENT

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**OCTOBER 1, 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. [CUP2800479; Conditional Use Permit - Patient First Garrisonville](#) - A request for a conditional use permit to allow a medical clinic use in a B-2, Urban Commercial, Zoning District consisting of 0.64 acres, located on the north side of Garrisonville Road approximately 300 feet west of Stafford Market Place on Assessor's Parcel 21-26F within the Aquia Election District. **(Time Limit: December 30, 2008)**
2. [RC2800572; Reclassification - Telecom Tower - Stafford County - Mountain Avenue](#) - A proposed reclassification from B-1, Convenience Commercial Zoning District to A-1, Agricultural Zoning District to allow a telecommunication facility on Assessor's Parcel 54-45A for the purpose of bringing an existing telecommunication facility into conformance with the Zoning Ordinance. The property, consisting of 3.61 acres, is located on the west side of Mountain Avenue approximately 700 feet north of White Oak Road within the George Washington District. The Comprehensive Plan recommends the property for Suburban Residential use. The Suburban Residential use would permit single family residential development at a density of three (3) dwelling units per acre. See the Zoning Ordinance for a full listing of permitted uses in the A-1 Zoning District. **(Time Limit: December 30, 2008)**
3. [COM2800574; Comprehensive Plan Compliance Review - Telecom Tower - Stafford County - Mountain Avenue](#) - 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 a telecommunication facility, located on the west side of Mountain Avenue approximately 700 feet north of White Oak Road on Assessor's Parcel 54-45A within the George Washington Election District. **(Time Limit: November 30, 2008)**
4. [CUP2800573; Conditional Use Permit - Telecom Tower - Stafford County - Mountain Avenue](#) - A request for a Conditional Use Permit to allow a telecommunication facility in an A-1, Agricultural Zoning District on Assessor's Parcel 54-45A for the purpose of bringing an existing telecommunication facility into conformance with the Zoning Ordinance. The property, consisting of 3.61 acres, is located on the west side of Mountain Avenue approximately 700 feet north of White Oak Road within the George Washington Election District. **(Time Limit: December 30, 2008)**

5. [COM2800576; Comprehensive Plan Compliance Review - Telecom Tower - Stafford County - Rabbit Road](#) - 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 a telecommunication facility, located on the east side of Rabbit Road approximately 1,400 feet north of New Hope Church Road on Assessor's Parcel 55-158B within the George Washington Election District. **(Time Limit: November 30, 2008)**
6. [CUP2800575; Conditional Use Permit - Telecom Tower - Stafford County - Rabbit Road](#) - A request for a Conditional Use Permit to allow a telecommunication facility in an A-1, Agricultural Zoning District on Assessor's Parcel 55-158B for the purpose of bringing the existing telecommunication facility into conformance with the Zoning Ordinance. The property, consisting of 20.00 acres, is located on the east side of Rabbit Road approximately 1,400 feet north of New Hope Church Road within the George Washington Election District. **(Time Limit: December 30, 2008)**
7. [COM2800578; Comprehensive Plan Compliance Review - Telecom Tower - Stafford County - Thorny Point](#) - 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 a telecommunication facility, located on the south side of Thorny Point approximately 4,000 feet north of Brooke Road on Assessor's Parcel 41A-1-8K within the Aquia Election District. **(Time Limit: November 30, 2008)**
8. [CUP2800577; Conditional Use Permit - Telecom Tower - Stafford County - Thorny Point](#) - A request for a Conditional Use Permit to allow a telecommunication facility in an A-1, Agricultural Zoning District on Assessor's Parcel 41A-1-8K for the purpose of bringing the existing telecommunication facility into conformance with the Zoning Ordinance. The property, consisting of 40.33 acres, is located on the south side of Thorny Point Road approximately 4,000 feet north of Brooke Road within the Aquia Election District. **(Time Limit: December 30, 2008)**
9. [CUP2800467; Conditional Use Permit - Stafford County School Board, Stafford High School Site](#) - A request for a Conditional Use Permit to allow an exception to height regulations up to 60 feet for athletic field lighting in the A-1, Agricultural Zoning District, on Assessor's Parcel 45-227C consisting of 124.56 acres, located on the east side of Stafford Indian Lane approximately 500 feet south of Enon Road within the Hartwood Election District. **(Time Limit: December 30, 2008)**

#### UNFINISHED BUSINESS:

10. [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) (Deferred at September 17, 2008 Work Session to October 1, 2008 Work Session)**
11. [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)**  
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12. 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)**  
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#### NEW BUSINESS

13. [Recommendations to the Board of Supervisors in consideration of the FY2010-FY2015 Interstate, Primary, and Urban Six-Year Improvement Program \(SYIP\).](#)
14. [SUB220849; Arkendale Estates - Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 132 single-family residential lots on public water and sewer, zoned A-1, Agricultural and B-2, Urban Commercial, consisting of 569.04 acres located at the intersection of Arkendale Road and Brent Point Road on Assessor's Parcels 31-50, 31-95 and 31-97 within the Griffis-Widewater Election District. **(Time Limit: December 24, 2008)**
15. [SUB2700206; Sycamore Hills - Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 30 single family residential lots zoned A-2, Rural Residential, consisting of 186.41 acres located on the north side of Raven Road approximately 4,500 feet south-east of Brooke Road on Assessor's Parcels 48-1 and 49-27 within the Aquia Election District. **(Time Limit: December 24, 2008)**

#### 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