

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

OCTOBER 15, 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

NEW BUSINESS

None

UNFINISHED BUSINESS:

1. [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 Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the A-1 Zoning District. **(Time Limit: December 30, 2008) (History - Deferred at October 1, 2008 Regular Meeting to October 15, 2008 Work Session)**
2. [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) (History - Deferred at October 1, 2008 Regular Meeting to October 15, 2008 Work Session)**
3. [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) (History - Deferred at October 1, 2008 Regular Meeting to October 15, 2008 Work Session)**

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**OCTOBER 15, 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

PUBLIC HEARINGS:

1. Adoption of the Comprehensive Plan - A proposal to adopt the Stafford County Comprehensive Plan in accordance with Section 15.2-2223 of the Code of Virginia (1950), as amended. The Comprehensive Plan serves as a framework to guide coordinated and harmonious development of the County, in accordance with present and probable future needs and resources, and best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities. The plan consists of background data; goals, objectives and policies; land use policies and map; the costs of growth and development; and data projections and subsequent needs of the County. This proposal would include adoption of a Land Use Plan map, dated September 24, 2008. The proposal would also repeal the current Land Use Plan component of the Comprehensive Plan, including the text dated February 2003, and Land Use Plan map dated February 13, 2003, last revised August 19, 2008.
2. Public Facilities Impact Fees - A proposed ordinance to impose public facilities impact fees outside the County Urban Transportation Services Districts on newly recorded lots on agriculturally zoned land being subdivided for by-right residential development, pursuant to Sections 15.2-2329 and 15.2-2403.1 of the Code of Virginia (1950), as amended. The impact fees would be used to generate revenue to fund or recover the costs for public facilities necessitated by and attributable to residential development. Proposed Ordinance O08-74 would impose impact fees per residential unit for public facilities as follows:
 - (1) roads, streets, and bridges, including rights-of-way, traffic signals landscaping, and any local components of federal or state highways: \$46,975 per residential unit;
 - (2) storm water collection, retention, detention, treatment; and disposal facilities: \$ 0.00 per residential unit;
 - (3) parks, open space, and recreation and related facilities: \$12,019 per residential unit;
 - (4) public safety facilities, including police, fire, emergency medical and rescue facilities: \$3,304 per residential unit;
 - (5) primary and secondary schools and related facilities: \$26,777 per residential unit; and
 - (6) libraries and related facilities: \$1,482 per residential unit.

The impact fees would be collected at the time of issuance of the building permit for the residential use.

UNFINISHED BUSINESS:

3. 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 Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the A-1 Zoning District. **(Time Limit: December 30, 2008) (History - Deferred at October 1, 2008 Regular Meeting to October 15, 2008 Work Session)**
4. 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) (History - Deferred at October 1, 2008 Regular Meeting to October 15, 2008 Work Session)**
5. 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) (History - Deferred at October 1, 2008 Regular Meeting to October 15, 2008 Work Session)**
6. 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) (History - Deferred at October 1, 2008 Regular Meeting to October 15, 2008 Work Session)**
7. 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) (History - Deferred at October 1, 2008 Regular Meeting to October 15, 2008 Work Session)**

8. 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) (History - Deferred at October 1, 2008 Regular Meeting to October 15, 2008 Work Session)**
9. 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) (History - Deferred at October 1, 2008 Regular Meeting to October 15, 2008 Work Session)**
10. 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) (History - Deferred at October 1, 2008 Regular Meeting to November 6, 2008 Work Session)**
11. 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) (History - Deferred at October 1, 2008 Regular Meeting to November 6, 2008 Work Session)**

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

4. [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) (History - Deferred at October 1, 2008 Regular Meeting to October 15, 2008 Work Session)**
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ORDINANCE COMMITTEE

8. [Discuss Restricting Vehicles from Being Used as Business Signs](#)
9. [Reservoir Protection Overlay District](#)
10. [Sections 28-245, 252 and 256 of the Zoning Ordinance for Major and Minor site plans and security requirements](#)
11. [Agricultural Districts Lot Yield](#)

ADJOURNMENT