

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**NOVEMBER 6, 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. [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)**
2. [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)**
3. [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. **(History - Deferred at October 15, 2008 Regular Meeting to November 6, 2008 Work Session)**

ORDINANCE COMMITTEE

4. [Reservoir Protection Overlay](#)
5. [Agricultural Districts Lot Yield](#)
6. [Propane Distribution Facilities](#)
7. [Time Limits Imposed on Applications Under Review](#)
8. [Eliminating the Preliminary Subdivision Plan Process](#)

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

NOVEMBER 6, 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. [COM2800534; Comprehensive Plan Compliance Review - Dominion Virginia Power Aquia Harbour 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 Channel Cove at Aquia Drive on a portion of Assessor's Parcel 21-173 within the Aquia Election District.
2. [CUP2800533; Conditional Use Permit - Dominion Virginia Power Aquia Harbour Substation](#) - A request for a Conditional Use Permit to allow an electrical terminal facility and an exemption to the maximum height requirements in an R-1, Suburban Residential Zoning District on a portion of Assessor's Parcel 21-173, consisting of 2.51 acres, located on Channel Cove at Aquia Drive within the Aquia Election District.
3. [CUP2800469; Conditional Use Permit - Berea Market Union Bank and Trust](#) - A request for a Conditional Use Permit to allow a drive-through facility within the Highway Corridor Overlay Zoning District for a bank, consisting of 1.55 acres, located on the north side of Warrenton Road directly across from Stafford Lakes Parkway on a portion of Assessor's Parcel 44-46A within the Hartwood Election District.
4. [RC2800466; Reclassification - Grinnell Property](#) - A proposed reclassification from A-2, Rural Residential to M-1, Light Industrial Zoning District to allow for office and warehouse on Assessor's Parcel 36-29A consisting of 1.36 acres, located on the north side of Warrenton Road across from Holly Corner Road within the Hartwood Election District. The Comprehensive Plan recommends the property for light industrial use. The Light Industrial designation would allow light industrial, engineering and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the M-1 Zoning District.
5. [RC2800372; Reclassification - Hills of Aquia Commercial](#) - A proposed reclassification from R-1, Suburban Residential to B-2, Urban Commercial Zoning District to allow for commercial development on Assessor's Parcel 21Y-2A-F consisting of 3.19 acres, located at the southeastern intersection of Coachman Circle with Jefferson Davis Highway within the Aquia Election District. The Comprehensive Plan recommends the property for Urban Commercial

and Resource Protection Area use. The Urban Commercial designation would allow development of commercial, retail and office uses. The Resource Protection Area is intended for the preservation of natural resources. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District.

6. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-25, Definitions of Specific Terms; Section 28-121, Purpose and Intent; Section 28-122, Certain Types Prohibited in all Districts; Section 28-123, Types Permitted in A-1 District, Section 28-124, Types Permitted in A-2 and R-1 Districts; Section 28-125, Types Permitted in R-2, R-3 and R-4 Districts; and Section 28-127, Types Permitted in RC, SC, B-3 and RBC Districts, of the Zoning Ordinance, pursuant to O08-69. The amendment modifies the above listed sections as follows:

- Defines Electronic Bulletin Board (EBB) signs as signs which present multiple views and objects that have realistic motion, high-resolution color images, complex visual arrangements, rich variation in color, and a vast amount of images, similar to a television screen or computer monitor wherein the image can be changed periodically by electronic signal and signs with multisided-vision signs; displaying device capable of presenting images sequentially by rotating multisided cylinders.
- Defines Light Emitting Diode (LED) signs as signs which contain electronic components that light up when current is passed through a pin hole type component similar to a small light bulb. The surface mount component is similar to a chip resistor and lights one (1) primary color at one time usually containing a dark background.
- Defines model home signs as a sign that identifies a dwelling as a model home.
- Excludes signs erected and owned by the county, state or federal highway administration from Section 28-122.
- Prohibits signs that flash, blink, flutter or rotate.
- Prohibits EBB signs in all zoning districts.
- Prohibits LED signs which alternate texts or copy less than five (5) seconds and LED signs within 500 feet of a property with a historic structure or building.
- Prohibits general advertising signs in the A-1, Agricultural; A-2, Rural Residential; and R-1, Suburban Residential zoning districts.
- Requires model home signs to be located on the lot or premise on which the model home being advertised is located.

7. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-25, Definitions of Specific Terms; Section 28-123, Types Permitted in A-1 Districts; Section 28-124, Types Permitted in A-2 and R-1 Districts; Section 28-125, Types Permitted in R-2, R-3 and R-4 Districts; Section 28-127, Types Permitted in RC, SC, B-3 and RBC Districts; and Section 28-136, Repair and Removal of Signs. Enact, Adopt and Ordain Section 28-138, Severability Clause; and Section 28-139, Substitution Clause, of the Zoning Ordinance, pursuant to O08-79. The amendment modifies the above listed sections as follows:

- Modifies the definition of subdivision sign to permit a subdivision sign for a section of the subdivision and delete regulations from the definition and adds the regulations into the specific sections where subdivision signs are permitted.
- Delete regulations from the definition of temporary event sign and adds the regulations into the specific sections where temporary event signs are permitted.
- Require any sign and supporting structures displayed within the County shall be maintained in good working order and repair, and shall be properly anchored so as to keep the sign in sound condition. All exposed surfaces shall be protected against

deterioration by proper and periodic application of weather coating materials such as paint or other similar surface treatment. Reflective or fluorescent surface coating that creates a highly reflective surface shall not be used.

- Establish a severability clause in the event a part, section or subsection of the Zoning Ordinance is held invalid or unconstitutional by a valid judgment or decree of a court of competent jurisdiction, such judgment or decree shall not affect the validity of the remaining parts, sections or subsections of the Zoning Ordinance.
- Establish a substitution clause in the event a sign which complies with the Zoning Ordinance relating to location, area and spacing contains a commercial copy that does not pertain to the property or business in which the sign is located may substitute the copy with a noncommercial message.

8. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-25, Definitions of Specific Terms; and, Section 28-57, Flood Hazard Overlay District (FH), of the Zoning Ordinance pursuant to O08-80. The amendment adds the term regulatory flood to the definition of base flood/100-year flood and establishes definitions for below grade basement, freeboard and lowest floor. The amendment clarifies the boundaries of the floodplain as shown on the flood insurance rate map (FIRM). The FIRM map is on file with the Department of Code Administration and the Department of Planning and Zoning. The amendment clarifies that changes to the FIRM must be approved by the Federal Insurance Administration and not the Federal Emergency Management Agency. The amendment restricts below grade basements, where all sides of the basement are 100% below grade from being within a floodplain. The amendment requires that any modifications, alterations, repair, reconstruction, or improvement of any kind to a structure and/or use located in a floodplain area to an extent or amount of less than fifty (50) percent of its market value shall conform to the Virginia Uniform Statewide Building Code (VA USBC).

UNFINISHED BUSINESS:

9. [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)**
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NEW BUSINESS:

12. [SUB2600305; Southgate, Section 2](#) - A preliminary subdivision plan with 22 duplex units on 11 lots, zoned R-1, Suburban Residential, pursuant to the previously approved Cluster Concept Plan, consisting of 10.81 acres located on the west side of Jefferson Davis Highway approximately 1,500 feet south of Edward E. Drew Middle School on Assessor's Parcels 45-163 and 45-163A within the Hartwood Election District. **(Time Limit: February 4, 2009)**

MINUTES

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

STANDING COMMITTEE REPORTS

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT