

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**NOVEMBER 19, 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. [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) (Deferred at November 6, 2008 Work Session to November 19, 2008 Work Session)**
2. [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. **(History - Deferred at November 6, 2008 Regular Meeting to November 19, 2008 Work Session)**
3. [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. **(History - Deferred at November 6, 2008 Regular Meeting to November 19, 2008 Work Session)**

4. [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. **(History - Deferred at November 6, 2008 Regular Meeting to November 19, 2008 Work Session)**
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. **(History – Deferred at November 6, 2008 Regular Meeting to November 19, 2008 Work Session)**

ORDINANCE COMMITTEE

6. [Reservoir Protection Overlay](#)
7. [Agricultural Districts Lot Yield](#)
8. [Propane Distribution Facilities](#)
9. [Establishment of time limits for plans](#)
10. [Eliminating the Preliminary Subdivision Plan Process](#)
11. [Rappahannock River Overlay District](#)

ADJOURNMENT

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**NOVEMBER 19, 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. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-25, Definitions of Specific Terms, and Section 28-122, Certain Types Prohibited in all Districts, of the Zoning Ordinance, pursuant to O08-83. The amendment modifies the definition of commercial vehicle by restricting commercial vehicles which are not owned, leased, or operated by the occupant of the property at which it is parked. The amendment stipulates that the definition of commercial vehicle does not include any vehicle operated by a public agency; farm vehicle or equipment located on property used for agricultural purposes; motor home; camping trailer; boat; boat trailer; horse trailer; or similar recreational equipment recognized as personal property and not for hire; emergency fuel oil delivery truck or sanitary sewage disposal truck which has been approved by the County; and/or any public or private vehicle used exclusively for the transportation of persons to and from a school, day care center, place of religious worship, community service organization, or activities related thereto.

The amendment prohibits any sign attached to, painted, or displayed on a commercial vehicle that is an arrow, or other directional symbols or language, for example, "Turn Left Here", that provides direction to a use on the lot in which the commercial vehicle is parked or to an adjacent lot, or any sign attached, painted, or displayed on a commercial vehicle that is parked twenty-five (25) feet or less from any public right-of-way, located on the same lot, or an adjacent lot, as the establishment to which the sign identifies.

2. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-25, Definitions of Specific Terms; Section 28-245, When Required; Section 28-252, Approval and Disapproval Generally; and Section 28-256, Required Standards and Improvements Generally; of the Zoning Ordinance, pursuant to O08-84. The amendment modifies the above listed sections as follows:
 - Modifies the definition of major development as any nonresidential development involving construction and/or land disturbance greater than or equal to two thousand five hundred (2,500) square feet. Any residential development not subject to Chapter 22 of the Subdivision Ordinance.
 - Modifies the definition of minor development as any nonresidential development involving construction or land disturbance totaling a minimum of one thousand (1,000) square feet and less than two thousand five hundred (2,500) square feet; any change of

use where additional parking is required; or any enlargement to an existing building or structure where there is no change in the construction footprint.

- The amendment clarifies a preliminary site plan shall be submitted for all major developments when proposing two (2) or more detached buildings within the same contiguous development plan. The purpose of a preliminary site plan is to provide a concept of the proposed use of the subject property. Upon written request, the requirement for the submittal of the preliminary site plan may be waived by the agent provided the site has an approved General Development Plan (GDP) and the proposed development is in general conformance with the GDP.
- The amendment clarifies a minor grading plan may be submitted for the purpose of:
 1. Clearing more than 2,500 square feet but less than 21,780 square feet (1/2 acre) and does not involve any structures or buildings;
 2. Adding fill with no structures or buildings;
 3. Stockpiling;
 4. Drainage project; or
 5. Other projects approved by the Erosion and Sediment Control/Stormwater Management Administrator.
- The amendment clarifies a major grading plan may be submitted for the purpose of clearing, grading or stockpiling an area two thousand five hundred (2,500) square feet or more that does not involve any structures, buildings or public facilities.
- The amendment clarifies an infrastructure plan may be submitted for the approval of pump stations and linear projects such as, but not limited to roads, sidewalks, trails and stormwater management facilities.
- The amendment no longer requires the posting of securities prior to the approval of a major site plan and requires the posting of securities prior to the issuance of a land disturbance permit.

UNFINISHED BUSINESS:

3. 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) (Deferred at November 6, 2008 Work Session to December 17, 2008 Work Session)**
4. 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) (Deferred at November 6, 2008 Work Session to December 17, 2008 Work Session)**
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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) (Deferred at November 6, 2008 Work Session to November 19, 2008 Work Session)**

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NEW BUSINESS

10. 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: March 4, 2009) (History - Deferred to December 3, 2008 Regular Meeting at Applicant's Request)**

MINUTES

February 20, 2008 Regular Meeting, As Amended

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

STANDING COMMITTEE REPORTS

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT