

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**DECEMBER 3, 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) (Deferred at November 19, 2008 Work Session to December 3, 2008 Work Session)**

ORDINANCE COMMITTEE

2. [Proposed Ordinance to permit a “club/lodge/fraternal organization” in the B-1 Zoning District](#)
3. [Establishment of time limits for plans](#)
4. [Elimination of the Preliminary Subdivision Plan Process](#)
5. Propane Distribution Facilities (Deferred to December 17, 2008 Work Session)
6. Agricultural Districts Lot Yield (Deferred to December 17, 2008 Work Session)
7. Reservoir Protection Overlay (Deferred to subcommittee - Archer Di Peppe, Ruth Carlone, Gail Roberts and Patricia Kurpiel)
8. Rappahannock River Overlay District (Deferred to subcommittee - Peter Fields, Ruth Carlone, FOR and RRBC)

ADJOURNMENT

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**DECEMBER 3, 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. [RC2800710; Reclassification \(Proffer Amendment\) - Stafford Hospital Center](#) - A proposed amendment to proffered conditions on Assessor's Parcel 39-62 consisting of 72.6 acres, zoned B-2, Urban Commercial Zoning District, located on the east side of Jefferson Davis Highway approximately 1,800 feet south of Courthouse Road within the Aquia Election District. The amendment specifically allows additional time for completion of the hospital access road, and would not affect the intensity of the use as allowed in the B-2 Zoning District. The Comprehensive Plan recommends the property for Urban Commercial and Office uses. The Urban Commercial designation would allow the development of commercial retail and office uses. The Office designation would allow a variety of office uses and low intensity commercial retail activities. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: March 3, 2009)**
2. [CUP2800711; Conditional Use Permit - Stafford Hospital Center](#) - A request to amend conditions associated with a conditional use permit which allows a hospital within the HC, Highway Corridor Overlay Zoning District; allows a hospital and medical clinic uses in a B-2, Urban Commercial Zoning District; and allows an exception to height requirements up to 90 feet in a B-2, Urban Commercial Zoning District, on Assessor's Parcel 39-62 consisting of 72.6 acres, located on the east side of Jefferson Davis Highway approximately 1,800 feet south of Courthouse Road within the Aquia Election District. The amendment specifically amends conditions to allow additional time for completion of the hospital access road. **(Time Limit: March 3, 2009)**

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)**
5. [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) (Deferred at November 19, 2008 Work Session to December 3, 2008 Work Session)**
6. [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. **(Time Limit: February 4, 2009) (History - Deferred at November 6, 2008 Regular Meeting to November 19, 2008 Work Session) (Deferred at November 19, 2008 Work Session to December 17, 2008 Work Session)**

NEW BUSINESS

7. [SUB2600305; Southgate, Section 2](#) - A preliminary subdivision plan with 24 duplex units on 12 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 Cambridge Street 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)**
8. [2018 Transportation Demand Model Forecast](#) - A review of the Transportation Model results for projected 2018 Land Use based on the Draft Comprehensive Plan.
9. [Transportation Impact Analysis Regulations](#) - An overview of County and VDOT requirements for Traffic Impact Studies of new development projects and Comprehensive Plan Amendments.

MINUTES

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

STANDING COMMITTEE REPORTS

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT