

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

JANUARY 17, 2007
WORK SESSION
5:30 P.M.

- A. Call to Order
- B. Roll Call to Determine the Presence of a Quorum
- C. Declarations of Disqualification

OLD BUSINESS:

1. [RC2501249; Reclassification - Onville Estates](#) - A proposed reclassification from A-2, Rural Residential Zoning District to R-1, Suburban Residential Zoning District, on Assessor's Parcel 20-49J consisting of 59.13 acres, located on the west side of Onville Road approximately 300 feet north of Ebenezer Church Road within the Griffis-Widewater Election District. The Comprehensive Plan recommends the property for Rural Residential use. The Rural Residential designation would allow residential development at a maximum density of one dwelling unit per three acres. This request would allow single family detached or duplex dwellings at a maximum density of three dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the R-1 zoning district. **(Time Limit: January 31, 2007)(Deferred to the January 17, 2007 Work Session)**
2. [RC2600707; Reclassification; Sydney Hastings Commons 7-11](#) - A proposed amendment to proffered conditions to revise the entrance requirements on Assessor's Parcels 45-92, 45-92B, 45-92C, 45-92D and 45-93, zoned B-2, Urban Commercial, consisting of 24.76 acres, located on the north side of Warrenton Road at Melchers Drive within the Falmouth Election. **(Time Limit: February 13, 2006)(Deferred to the January 17, 2007 Work Session)**
3. [RC2600561; Reclassification - Stafford Town Station](#) - A proposed reclassification from A-1, Agricultural Zoning District and B-1, Convenience Commercial Zoning Districts to PD-2, Planned Development-2 Zoning District on Assessor's Parcels 38-29, 38-29A, 38-121, 38-121A, 38-122, 38-122A and 38-124 consisting of 543.98 acres, located on the east side of Jefferson Davis Highway approximately 300 feet south of American Legion Road and along Eskimo Hill Road within the Aquia Election District. The Comprehensive Plan recommends the property for Light Industrial, Rural Residential and Urban Commercial uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Rural Residential designation would allow single family residential development at a density of one (1) dwelling unit per three (3) acres. The Urban Commercial designation would allow development of commercial retail and office uses. The PD-2 designation would allow development for a planned, neotraditional mixed-use development with a variety of housing types and commercial uses intended to serve the immediate community. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the PD-2 Zoning District.

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

JANUARY 17, 2007
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. [RC2600906; Reclassification - HOME, Incorporated Apartments](#) - A proposed amendment to proffered conditions on Assessor's Parcel 46-34A, zoned R-3, Urban Residential Zoning District, consisting of 1.18 acres located on the north side of Heritage Commons Drive, approximately 250 feet east of Cambridge Street within the Falmouth Election District. The proffer amendment allows the apartments to be classified as accessible rather than barrier free. **(Time Limit: April 17, 2007)**

UNFINISHED BUSINESS:

2. [Amendment to Subdivision Ordinance](#) - Amendment to Section 22-153, Lots for Water and Sewer Mains, of the Subdivision Ordinance, pursuant to O06-62. The proposed amendment would require all water and sewer easements, in their entirety, serving water and/or sewer mains between lots in a residential subdivision to be located on lots conveyed to and maintained by a homeowners association. The width of the easement shall be in accordance with Chapter 25 and Chapter 26.2 of the Stafford County Code. **(Deferred at Staff's Request)**
3. [CUP2600130; Conditional Use Permit - Suh Gas Station](#) - A request for a conditional use permit to allow vehicle fuel sales in a B-2 Zoning District on Assessor's Parcels 29-90A and 96 consisting of 3.2 acres, located on the north side of Courthouse Road at the intersection with Wyche Road within the Aquia Election District. **(Time Limit: December 19, 2006)(Deferred to the January 17, 2007 Regular Meeting)**
4. [RC2501249; Reclassification - Onville Estates](#) - A proposed reclassification from A-2, Rural Residential Zoning District to R-1, Suburban Residential Zoning District on Assessor's Parcel 20-49J consisting of 59.13 acres, located on the west side of Onville Road approximately 300 feet north of Ebenezer Church Road within the Griffis-Widewater Election District. The Comprehensive Plan recommends the property for Rural Residential use. The Rural Residential designation would allow residential development at a maximum density of one dwelling unit per three acres. This request would allow single family detached or duplex dwellings at a maximum density of three dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the R-1 zoning district. **(Time Limit: January 31, 2007)(Deferred to January 17, 2007 Work Session)**

5. [CUP2501638; Conditional Use Permit; Sydney Hastings Commons 7-11](#) - A request for a Conditional Use Permit to allow a convenience store with vehicle fuel sales in the Highway Corridor Overlay Zoning District on Assessor's Parcel 45-92C consisting of 2.42 acres, located on the northwest corner of Warrenton Road and Melchers Drive within the Falmouth Election District. **(Time Limit: February 13, 2007)(Deferred to January 17, 2007 Work Session)**
6. [RC2600559; Reclassification - Fairfield Inn & Suites](#) - A proposed reclassification from R-1, Suburban Residential to B-2, Urban Commercial Zoning District to allow the construction of a hotel on Assessor's Parcels 30-2C and 30-2D consisting of 1.48 acres, located on the south side of Derrick Lane approximately 400 feet east of Jefferson Davis Highway within the Aquia Election District. The Comprehensive Plan recommends the property for Urban Residential use, which would allow development of a variety of residential uses up to fifteen (15) dwelling units per acre. This request would allow development of commercial retail and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: March 7, 2007) (Deferred to February 7, 2007 Work Session)**
7. [CUP2600560; Conditional Use Permit - Fairfield Inn & Suites](#) - A request for a Conditional Use Permit to allow the construction of two hotels within the Highway Corridor Overlay Zoning District on Assessor's Parcel 30-2C, 30-2D, and 30-5 consisting of 5.34 acres, located on the east side of Jefferson Davis Highway, just south of Derrick Lane within the Aquia Election District. **(Time Limit: March 7, 2007) (Deferred to February 7, 2007 Work Session)**
8. [SUB2501051; Lake View Estates, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 22 single family residential lots, zoned A-1, Agricultural consisting of 87.53 acres, located on the west side of Rocky Run Road approximately 2,700 feet south of Warrenton Road on Assessor's Parcels 44-12 and 44-13, within the Hartwood Election District. **(Time Limit: February 27, 2007) (Deferred to February 7, 2007 Work Session)**
9. [PAE2600704; Concept, LLC, Private Access Easement](#) - A private access easement to serve 2 lots on 10.36 acres located on the north side of Marlborough Point Road approximately 1,400 feet east of the Brook Road intersection on Assessor's Parcel 49-5A, within the Aquia Election District. **(Time Limit: March 28, 2007)(Deferred to January 17, 2007 Regular Meeting)**

NEW BUSINESS:

10. [SUB2600625; Williams Subdivision, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 13 single family residential lots, zoned A-2, Rural Residential, consisting of 14.55 acres located on the north side of Enon Road approximately 1,500 feet west of Wyatt Lane on Assessor's Parcels 45-125 and 45-125B within the Hartwood Election District. **(Time Limit: February 28, 2007)(Deferred to February 21, 2007 Regular Meeting at the applicants request)**
11. [SUB2600093; Kensington Subdivision, Preliminary Subdivision Plan](#) - A preliminary subdivision preliminary plan for 18 single family residential lots, zoned A-1, Agricultural, consisting of 86.33 acres located on the south side of Storck Road approximately 800 feet west of Hartwood Road on Assessor's Parcel 25-34B within the Hartwood Election District. **(Time Limit: March 19, 2007)**

12. [SUB2600500; Roy's Estate, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 13 single family residential lots, zoned R-1, Suburban Residential, consisting of 8.93 acres located on the east side of Forbes Street approximately 200 feet south of Harrell Road on Assessor's Parcels 53-69, 53-70, 54-15, 54-15A, 54-16, 54-17, 54-17A and 54S-6-A within the Falmouth Election District. **(Time Limit: March 19, 2007)**

MINUTES

January 3, 2007 Work Session

January 3, 2007 Regular Meeting

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT