

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

FEBRUARY 21, 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 February 21, 2007 Work Session)**
2. [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 February 21, 2007 Work Session)**

ORDINANCE COMMITTEE

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

FEBRUARY 21, 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. [RC2700079; Reclassification - Stafford County Board of Supervisors](#) - A proposed reclassification from A-1, Agricultural and A-2, Rural Residential Zoning Districts to M-1, Light Industrial Zoning District on Assessor's Parcels 37-66 and 37-71 (portion) consisting of 590 acres, located on the west side of Centerport Parkway, south of Ramoth Church Road within the Hartwood Election District. The Comprehensive Plan recommends the property for Light Industrial use. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The purpose of this reclassification is to allow for airport compatible uses on the properties. **(Time Limit: April 28, 2007)**
2. [Comprehensive Plan Compliance Review - Potomac Creek Overlook](#) - 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 extension of public sewer service outside the County's designated Urban Service Area to Assessor's Parcel 38-126 within the Aquia Election District. **(Time Limit: April 4, 2007)**

UNFINISHED BUSINESS:

3. [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)**
4. [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 February 21, 2007 Work Session)**

5. [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 February 21, 2007 Work Session)**
6. [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 February 21, 2007 Regular Meeting)**
7. [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 March 7, 2007 Work Session)**
8. [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 March 7, 2007 Work Session)**
9. [SUB2501278; Kings Crossing, Preliminary Subdivision Plan](#) – A preliminary subdivision plan for 15 single family residential lots, zoned A-1, Agricultural consisting of 66.21 acres, located on the southwestern corner of Shelton Shop Road and Courthouse Road on Assessor's Parcel 28-2B, within the Rock Hill Election District. **(Time Limit: May 2, 2007)(Deferred to April 18, 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 May 2, 2007 Regular Meeting at the applicants request)**

11. [PAE2700023; Curtis Woods Subdivision, Private Access Easement](#) - A Private Access Easement serving 2 lots (15 acres) on Assessor's Parcel 34-59A, zoned A-1, Agricultural, northwest of Richards Ferry Road between Gold Mine Road to the south and Grinnan Road to the northeast within the Hartwood Election and Magisterial district.
(Time Limit: April 8, 2007)

MINUTES

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT