

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

MARCH 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. **(Time Limit: January 31, 2007) (Deferred to March 21, 2007 Work Session)**
2. RC2600936; Reclassification - Telecom Cox Communications Facility Brickert Street - A proposed reclassification from R-1, Suburban Residential Zoning District to A-2, Rural Residential Zoning District to allow building modifications to an existing communication facility on Assessor's Parcel 54-117A consisting of 1.54 acres, located on the west side of Brickert Street approximately 1,100 feet north of White Oak Road within the George Washington Election District. The Comprehensive Plan recommends the property for Suburban Residential use. The Suburban Residential use would permit single family residential development at a density of three (3) dwelling units per acre. The Rural Residential use permits single family residential development at a density of one (1) dwelling unit per three (3) acres. See Section 28-35 of the Zoning Ordinance for a complete listing of permitted uses in the A-2 Zoning District. **(Time Limit: June 5, 2007) (Deferred to March 21, 2007 Work Session)**
3. CUP2600937; Conditional Use Permit - Telecom Cox Communications Facility Brickert Street - A request for a Conditional Use Permit to allow a telecommunications facility in an A-2, Rural Residential Zoning District on Assessor's Parcel 54-117A consisting of 1.54 acres, located on the west side of Brickert Street approximately 1,100 feet north of White Oak Road within the George Washington Election District. **(Time Limit: June 5, 2007) (Deferred to March 21, 2007 Work Session)**

ORDINANCE COMMITTEE

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

MARCH 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. [RC2600209; Reclassification - AlexCom and Associates](#) - A proposed reclassification from R-1, Suburban Residential, B-1, Convenience Commercial, B-2, Urban Commercial and M-1, Light Industrial Zoning District to B-1, Convenience Commercial Zoning District to allow the construction of an office building on Assessor's Parcel 54E-1-11A consisting of 0.91 acres, located on the southeast corner of Cool Springs Road and Debruen Lane within the George Washington Election District. The Comprehensive Plan recommends the property for Urban Commercial use which would allow the development of Commercial Retail and Office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted used in the B-1 Zoning District. **(Time Limit: June 19, 2007)**
2. [RC2600453; Reclassification - Stafford Business Park](#) - A proposed reclassification from A-1, Agricultural to B-2, Urban Commercial Zoning District to allow commercial development of Assessor's Parcel 44-61 consisting of 3.0 acres, located on the north side of Warrenton Road across from Village Parkway within the Hartwood Election District. The Comprehensive Plan recommends the property for Light Industrial and Urban Commercial uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Urban Commercial designation 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: June 19, 2007)**

UNFINISHED BUSINESS:

3. [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. **(Time Limit: January 31, 2007)**
(Deferred to March 21, 2007 Work Session)

4. 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)**
5. RC2600936; Reclassification - Telecom Cox Communications Facility Brickert Street - A proposed reclassification from R-1, Suburban Residential Zoning District to A-2, Rural Residential Zoning District to allow building modifications to an existing communication facility on Assessor's Parcel 54-117A consisting of 1.54 acres, located on the west side of Brickert Street approximately 1,100 feet north of White Oak Road within the George Washington Election District. The Comprehensive Plan recommends the property for Suburban Residential use. The Suburban Residential use would permit single family residential development at a density of three (3) dwelling units per acre. The Rural Residential use permits single family residential development at a density of one (1) dwelling unit per three (3) acres. See Section 28-35 of the Zoning Ordinance for a complete listing of permitted uses in the A-2 Zoning District. **(Time Limit: June 5, 2007) (Deferred to the March 21, 2007 Work Session)**
6. CUP2600937; Conditional Use Permit - Telecom Cox Communications Facility Brickert Street - A request for a Conditional Use Permit to allow a telecommunications facility in an A-2, Rural Residential Zoning District on Assessor's Parcel 54-117A consisting of 1.54 acres, located on the west side of Brickert Street approximately 1,100 feet north of White Oak Road within the George Washington Election District. **(Time Limit: June 5, 2007) (Deferred to the March 21, 2007 Work Session)**

NEW BUSINESS:

7. 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)**
8. SUB2501518; Season's Landing, Section 5, Preliminary Subdivision Plan - A preliminary subdivision plan for 10 single family residential lots, zoned R-1, Suburban Residential Zoning District consisting of 9.8 acres located on the north side of Hope Road approximately 1,300 feet east of Somerset Lane on Assessor's Parcel 30-122 within the Aquia Election District. **(Time Limit: May 21, 2007)**
9. SUB2600636; Season's Landing, Section 6, Preliminary Subdivision Plan - A preliminary subdivision plan with a cluster concept plan for 12 single family residential lots, zoned R-1, Suburban Residential Zoning District consisting of 7.4 acres located on the north side of Hope Road approximately 3,000 feet east of Somerset Lane on Assessor's Parcel 30-123B within the Aquia Election District. **(Time Limit: May 21, 2007)**

MINUTES

March 7, 2007 Work Session

March 7, 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