

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

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

**APRIL 4, 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

ORDINANCE COMMITTEE

Discussion of Electronic Signs

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

APRIL 4, 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. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-35, Table of Uses and Standards; Table 3.1, District Uses and Standards; and Section 28-57, Flood Hazard Overlay District (FH), of the Zoning Ordinance, pursuant to O07-31. The amendment authorizes the Board of Supervisors to grant a Conditional Use Permit to allow the following uses and activities in the Flood Hazard Overlay District (FH):
 - Public works, Utilities and public facilities and improvements, such as railroads, streets, bridges, transmission lines, water and sewage treatment plants, stormwater management structures, and other or similar related uses.
 - Water-dependent uses and activities, such as marinas, docks, wharves, piers, or shoreline protection measures, where no administrative exception has been granted by the agent.

The amendment modifies Table 3.1 for the FH Flood Hazard district by deleting special exception as an option and requires a Conditional Use Permit for all uses previously listed as a special exception and adds Public works to the list. **(Time Limit: April 4, 2007)**

2. [CUP2600868; Conditional Use Permit - Mt. Ararat Baptist Church Addition](#) - A request for a Conditional Use Permit to allow an exception to height regulations up to 72 feet for a place of worship in the A-1, Agricultural Zoning District, on Assessor's Parcel 19-63 consisting of 23.38 acres, located on the west side of Toluca Road approximately 400 feet north of Garrisonville Road within the Rock Hill Election District. **(Time Limit: July 2, 2007)**

UNFINISHED BUSINESS:

3. [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) (Deferred to the April 18, 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 the April 18, 2007 Work Session)**

NEW BUSINESS:

5. 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 applicant's request)**

MINUTES

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT