

**STAFFORD COUNTY PLANNING COMMISSION**

**AGENDA**

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

**MAY 2, 2007  
WORK SESSION  
5:30 P.M.**

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

ORDINANCE COMMITTEE

ADJOURNMENT

**STAFFORD COUNTY PLANNING COMMISSION**  
**AGENDA**

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

**MAY 2, 2007  
REGULAR MEETING  
7:30 P.M.**

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- 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; and, Table 3.1., District Uses and Standards, of the Zoning Ordinance, pursuant to O07-41. The amendment requires the issuance of a Conditional Use Permit for an industrial school in the M-2, Heavy Industrial, zoning district.
2. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-35, Table of Uses and Standards; and, Table 3.1., District Uses and Standards, of the Zoning Ordinance, pursuant to O07-42. The amendment requires the issuance of a Conditional Use Permit for commercial apartments in the B-1, Convenience Commercial; B-2, Urban Commercial; B-3, Office; and, SC, Suburban Commercial, zoning districts.
3. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-295, Zoning Administrator, of the Zoning Ordinance, pursuant to O07-43. The amendment states the following: There shall be a zoning administrator who shall have the powers and duties granted to him by the Code of Virginia and such other powers and duties as may be delegated to him by the Board of Supervisors.
4. [Index of Official Road Names](#) - Amend the Addressing Ordinance as follows:

<u>Location</u>	<u>Current Name</u>	<u>New Name</u>
At the intersection with Warrenton Road and from a point 1,000 feet northwest of Warrenton Road to its terminus	Stanstead Road	Auction Drive

5. [CUP2600093; Conditional Use Permit - The Car Store](#) - A request for a Conditional Use Permit to allow motor vehicle sales and automobile repair in the B-2, Urban Commercial Zoning District on Assessor's Parcels 53D-1-58, 53D-1-59 and 53D-2-1 consisting of 1 acre, located on the northeast corner of Cambridge Street and Butler Road within the Falmouth Election District. **(Time Limit: July 31, 2007)**

UNFINISHED BUSINESS:

6. Comprehensive Plan Compliance Review - Smith Lake Point - 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 of the County's designated Urban Service Area to Assessor's Parcel 21-5E within the Aquia Election District. **(Time Limit: June 17, 2007) (Deferred to the May 16, 2007 Work Session)**
7. Amendment to Subdivision Ordinance - Amendment to Section 22-4, Definition; and, Section 22-5, Family and minor subdivision, of the Subdivision Ordinance, pursuant to O07-36. The amendment revises the definition of immediate family to include sibling, grandchild and grandparent. The amendment requires the owner of a property to have owned the property for at least fifteen (15) years prior to subdividing and conveying a portion of the property to an immediate member of the family, and the immediate member of the family shall retain ownership of the property for at least fifteen (15) years prior to transferring the property to any non-immediate member of the family. **(Deferred until further notice)**

NEW BUSINESS:

8. [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)**
9. [SUB2600547; Kenworthy, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 10 single family residential lots, zoned R-1, Suburban Residential, consisting of 5.13 acres, located on the north side of Hope Road approximately 400 feet west of Summerwood Road on Assessor's Parcels 30-145A and 145M, within the Aquia Election District. **(Time Limit: July 25, 2007)**
10. [SUB2500762; Potomac Creek Overlook, Preliminary Subdivision Plan](#) - A subdivision preliminary plan for 25 single family residential lots, zoned A-1 consisting of 97.38 acres located approximately 2,700 feet east of Jefferson Davis Highway and 1,500 feet south of Eskimo Hill Road on Assessor's Parcels 38-126 within the Aquia Election District. **(Time Limit: July 18, 2007)**

MINUTES

April 4, 2007 Work Session

April 4, 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