

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

MAY 16, 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. 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)**

ORDINANCE COMMITTEE

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

MAY 16, 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. [Comprehensive Plan Compliance Review - Living Hope Lutheran Church](#) - 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 28-117 within the Hartwood Election District.
2. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-25, Definitions of Specific Terms; and, Section 28-122, Certain Types Prohibited in all Districts, of the Zoning Ordinance, pursuant to O07-46. The amendment clarifies that only signs visible from a public right-of-way are subject to Section 28-122. The amendment excludes signs erected and owned by the county, state or federal highway administration from Section 28-122. The amendment prohibits, signs in all zoning districts which present multiple views and objects that have realistic motion, high-resolution color images, complex visual arrangements, rich variation in color, and a vast amount of images, similar to a television screen or computer monitor wherein the image can be changed periodically by electronic signal. The amendment prohibits signs in all zoning districts with multisided-vision signs; displaying device capable of presenting images sequentially by rotating multisided cylinders.
3. [CUP2700269; Conditional Use Permit - Stafford County Rocky Pen Run Reservoir](#) - A request for a Conditional Use Permit to allow a Public Works use within a Flood Hazard (FH) Overlay District, specifically a foundation for a dam across Rocky Pen Run, on Assessor's Parcels 43-28, 43-29, 43-81A, and 51-2 consisting of 137.7 acres, located 0.5 miles north of the confluence of Rocky Pen Run and the Rappahannock River within the Hartwood Election District.

UNFINISHED BUSINESS:

4. [Comprehensive Plan Revision](#) - Transition from the Steering Committee to the Planning Commission
5. [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)**

6. 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)**
7. 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) (Deferred to the June 20, 2007 Work Session)**

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 September 5, 2007 Regular Meeting at the applicant's request)**

MINUTES

April 18, 2007 Work Session

April 18, 2007 Regular Meeting

May 2, 2007 Work Session

May 2, 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