

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

JUNE 6, 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

UNFINISHED BUSINESS:

- 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 Rock Hill Election District. **(Time Limit: August 7, 2007) (Deferred to June 6, 2007 Work Session)**

ORDINANCE COMMITTEE

UNFINISHED BUSINESS:

- 1. 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)**
- 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 where 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. **(Deferred to June 6, 2007 Work Session)**

NEW BUSINESS

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

JUNE 6, 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. [RC2600938; Reclassification - Fraternal Order of Eagles](#) - A proposed reclassification from B-1, Convenience Commercial and M-1, Light Industrial Zoning Districts to B-2, Urban Commercial Zoning District for expansion of existing lodge facilities on Assessor's Parcels 54E-2-1, 54E-2-6A, 54E-2-6C and 54E-2-8 consisting of 1.13 acres, located on the east side of Cool Spring Road at the intersection with DeBruen Lane within the George Washington Election District. The Comprehensive Plan recommends the property for Urban Commercial 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: September 4, 2007)**
2. [Comprehensive Plan Amendment - Stafford Town Station](#) - A proposed amendment to the Land Use Plan map component of the Comprehensive Plan. The proposed amendment would redesignate Assessor's Parcel's 38-29, 38-29A, 38-121, 38-121A, 38-122, 38-122A and 38-124 from Light Industrial, Rural Residential, and Resource Protection to Urban Commercial and Urban Residential Land Use and extending the Urban Service Area to comprise all of the above referenced parcels. The proposed amendment would be for purpose of developing a P-TND, Planned Traditional Neighborhood Development. **(Time Limit: September 4, 2007)**
3. [RC2700296; Reclassification - Stafford Town Station](#) - A proposed reclassification from A-1, Agricultural Zoning District and B-1, Convenience Commercial Zoning Districts to P-TND, Planned Traditional Neighborhood Development Zoning District on Assessor's Parcels 38-29, 38-29A, 38-121, 38-121A, 38-122, 38-122A and 38-124 consisting of 562.58 acres, located on the east side of Jefferson Davis Highway approximately 300 feet south of American Legion Road and along Eskimo Hill Road within the Aquia Election District. The Comprehensive Plan recommends the property for Light Industrial use which would allow a variety of industrial manufacturing and office uses and the Rural Residential Use which would allow development of three (3) acre lots for single family residential use. The Resource Protection designation would require stream protection buffers along all streams that exhibit perennial flow characteristics. **(Time Limit: September 4, 2007)**

UNFINISHED BUSINESS:

4. 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. **(Time Limit: August 7, 2007) (Deferred to June 6, 2007 Work Session)**
5. 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 where 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. **(Deferred to June 6, 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 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)**
9. SUB2600907; Crown Lane, Preliminary Subdivision Plan - A preliminary subdivision plan for 5 single family residential lots, zoned R-1, Suburban Residential, consisting of 3.52 acres located at the intersection of Truslow Road and Crown Lane on Assessor's Parcel 45-162A within the Falmouth Election District. **(Time Limit: August 28, 2007)**

10. [SUB2600889; Forbes Landing Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 105 single family residential lots, zoned R-1, Suburban Residential consisting of 51.37 acres located on the east side of Forbes Street approximately 1,000 feet east of Jefferson Davis Highway on Assessor's Parcels 46-21, 24, 25, 26, 27 and 29A within the Falmouth Election District. (**Time Limit: August 9, 2007**)

MINUTES

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT