

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

JUNE 20, 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 20, 2007 Work Session)**
2. SUB2500762; Potomac Creek Overlook, Preliminary Subdivision Plan - A preliminary subdivision 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)**

ORDINANCE COMMITTEE

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

JUNE 20, 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. [RC2700199; Reclassification - Centreport Gateway](#) - A proposed reclassification from A-1, Agricultural to B-2, Urban Commercial Zoning District to allow for the development of a commercial office park to include a mix of offices, retail commercial uses, and a hotel on Assessor's Parcel 37-25 consisting of 51.25 acres, located on the west side of Interstate 95 separated in two parts by Centreport Parkway within the Hartwood Election District. The Comprehensive Plan recommends the property for Light Industrial, Suburban Residential, and Resource Protection uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Suburban Residential use would permit single family residential development at a density of three (3) dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: September 18, 2007)**
2. [Amendment to the Comprehensive Plan - Fairfield Inn](#) - A proposed amendment to the Land Use Plan map component of the Comprehensive Plan. The proposed amendment would redesignate Assessor's Parcel's 30-2C, 30-2D, and 30-5 from Urban Residential to Urban Commercial consisting of 5.34 acres, located east of Jefferson Davis Highway approximately 400 feet south of Derrick Lane within the Aquia Election District. **(Time Limit: September 18, 2007)**
3. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-38, Performance Regulation, of the Zoning Ordinance, pursuant to O07-40. The amendment shall permit the increase of the Floor Area Ratio (FAR) requirements for any building or structure by review and approval of a Conditional Use Permit. The amendment also corrects the location of the text for (h) Density regulations to follow its title. The current ordinance shows the text for Density regulations as additional paragraphs in (i) Exceptions for floor area ratio regulations. **(Time Limit: July 25, 2007)**
4. [Amendment to Subdivision Ordinance](#) - Amendments to Section 22-5, Family and Minor Subdivisions; and Section 22-176, Private Access Easement, of the Subdivision Ordinance, pursuant to O07-58. The amendment shall require all lots including lots in a family subdivision, and less than five (5) acres, to be served by a private ingress/egress easement at least twenty (20) feet wide, clear of any structures and vegetation. Lots five (5) acres or larger being served by a private access easement shall be served by an ingress/egress easement at least fifty (50) feet wide, clear of any structures and vegetation.

5. [Amendment to the Comprehensive Plan](#) - A proposed amendment to the Land Use Plan Element of the Comprehensive Plan and establishment of a Planned-Traditional Neighborhood Development Plan as a new Element of the Comprehensive Plan. The amendment to the Land Use Plan revises Figure 1.2, "Stafford County Comprehensive Plan." Amends Overlay Designations, Planned Unit Development of Chapter Five of the Stafford County Land Use Plan by deleting "unit" from all reference to Planned Unit Development and changing all references of "PUD" to "PD" and renaming the "business PD" to "town center PD" which adds multifamily residential units to business centers. The Planned-Traditional Neighborhood Development Plan recommends policies to support Traditional Neighborhood Development. The Plan includes:
 - Recommended site design criteria for the establishment of a Traditional Neighborhood Development.
 - Recommended street categories and standards.
 - Recommended architectural standards.**(Time Limit: July 17, 2007)**

6. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-25, Definitions of specific terms; Section 28-33, Districts generally; Section 28-34, Purpose of districts; Table 28-35, Table of uses and standards; Table 3.1, District Uses and Standards; Section 28-39, Special Regulations; Section 28-53, Planned development districts; Section 28-56, Application for planned development; Section 28-66, P-TND, Planned-Traditional Neighborhood Development; and Section 28-136, Types of signs permitted in the P-TND districts, of the Zoning Ordinance, pursuant to O07-39. The amendment establishes the Planned-Traditional Neighborhood Development (P-TND) zoning districts and regulations for development of a Traditional Neighborhood Development within the P-TND district.**(Time Limit: July 17, 2007)**

UNFINISHED BUSINESS:

7. [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 20, 2007 Work Session)**

8. [SUB2500762; Potomac Creek Overlook, Preliminary Subdivision Plan](#) - A preliminary subdivision 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:

9. [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 applicants request)**

10. [SUB2501506; Bridlewood Estates, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 17 single family residential lots, zoned A-1, Agricultural, located on the west side of Hartwood Road approximately 2,500 feet north of Shackelford Road on Assessor's Parcel 35F-A, within the Hartwood Election District. **(Time Limit: September 12, 2007)**
11. [PAE2700372; Bennett Division, Private Access Easement](#) - A request for one Private Access Easement on Assessor's Parcel 55N-2, zoned A-1, Agricultural, located on the west side of New Hope Church Road between Rabbit Road and Camp Seldon Road within the George Washington Election District. **(Time Limit: September 3, 2007)**
12. [PAE2700373; Roundtree Division, Private Access Easement](#) - A request for two proposed Private Access Easements on Assessor's Parcel 56-78, zoned A-1, Agricultural, located on the east side of Belle Plains Road north of Newton Road within the George Washington Election District. **(Time Limit: September 3, 2007)**
13. [PAE2700375; Kensington Division, Private Access Easement](#) - A request for two Private Access Easements on Assessor's Parcel 25-34B, zoned A-1, Agricultural, located on the east side of Storck Road south of Hartwood Road within the Hartwood Election District. **(Time Limit: September 3, 2007)**
14. [PAE2700377; Tackett's Mill Division, Private Access Easement](#) - A request for two proposed Private Access Easements on Assessor's Parcel 8-15, zoned A-1, Agricultural, located on the east side of Tackett's Mill Road at Walnut Ridge Drive within the Rock Hill Election District. **(Time Limit: September 3, 2007)**

MINUTES

May 16, 2007 Work Session

May 16, 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